

For lease

*Join T-Mobile with hard corner,
drive-thru opportunity.*

2,289 SF

1210 North Grand Ave
Mount Pleasant, Iowa 52641

Property Overview

- Lease Rate: *Please Inquire*
- *Tenant Improvement Allowance Available*
- Daily Needs Drivers: close proximity to Walmart and other national retailers.
- Great visibility and access from the hard corner on North Grand Ave with quick access to Highway 34
- Opportunity to capitalize on the area's consistent daily traffic and tourism.

Nick Anderson

Associate

nicholas.anderson@jll.com

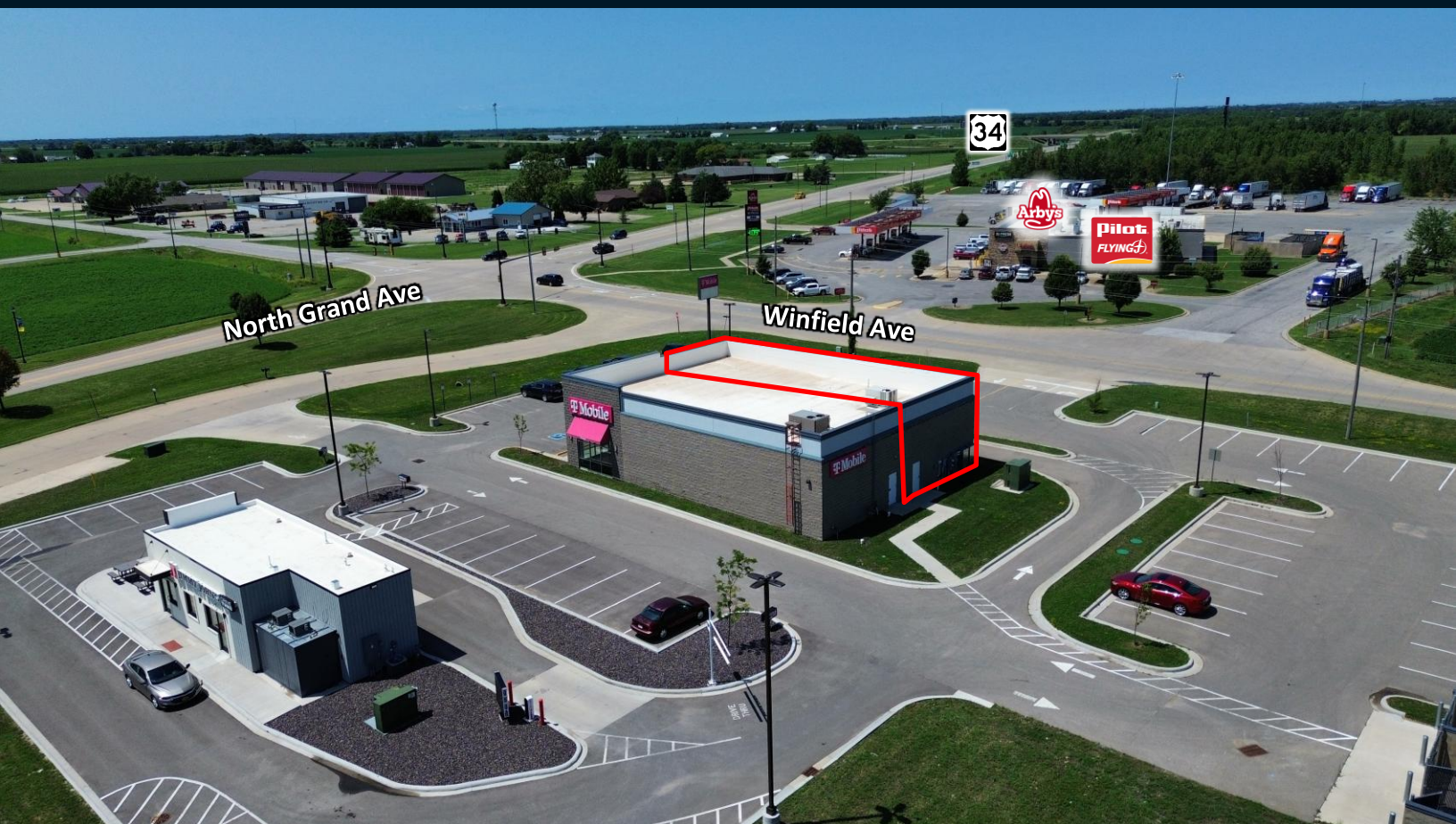
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Aaron Hyde

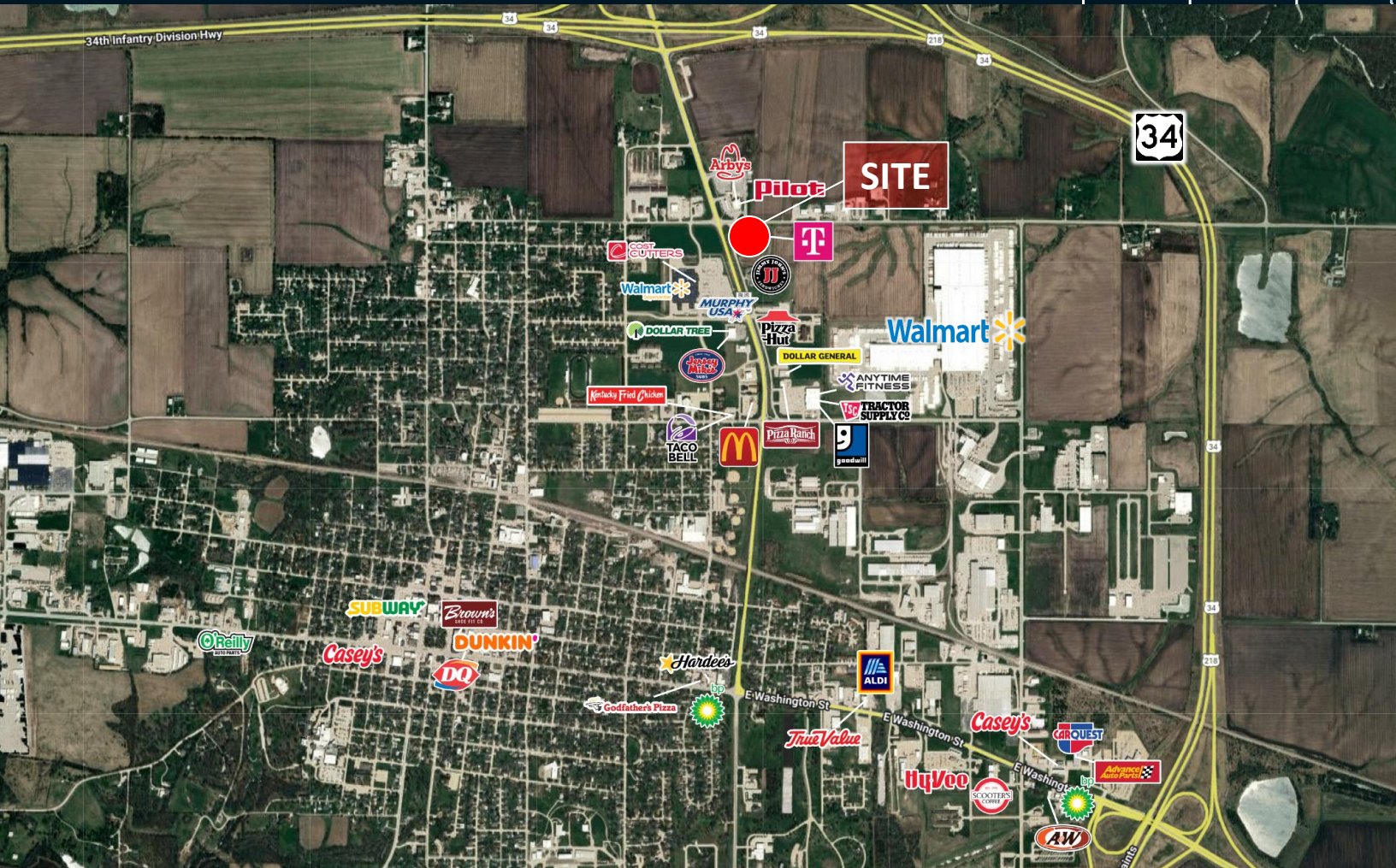
Senior Vice President

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Demographics

	5 mi	10 mi	20 mi
Est. population	10,901	16,298	35,272
Est. households	3,941	6,142	13,766
Est. Average HH income	\$84,682	\$84,894	\$95,324

Mount Pleasant offers a vibrant blend of historic charm and modern convenience. Home to Iowa's oldest university, Iowa Wesleyan, and the internationally renowned Midwest Old Threshers Reunion that attracts over 100,000 visitors annually, this community serves as a regional hub for southeast Iowa. With its distinctive courthouse, strong manufacturing presence, and location along Highway 34 and 218/27, Mount Pleasant delivers the perfect balance of small-town atmosphere with robust economic activity.

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