 **JLL** SEE A BRIGHTER WAY

# For lease

*Prime drive-thru opportunity  
anchored by Walmart and Menards*

## 2,290 SF

1945 Venture Drive  
Ottumwa, Iowa 52501

### Property Overview

- Lease Rate: *Please Inquire*
- *Tenant Improvement Allowance Available*
- Daily Needs Drivers: directly adjacent to Walmart, Menards, T-Mobile, and other national retail brands.
- Excellent visibility from the Highway 34, functional drive -thru set up, and ample parking.
- Opportunity for a restaurant to capitalize with the drive thru and the area's strong daily traffic.

**Nick Anderson**

Associate

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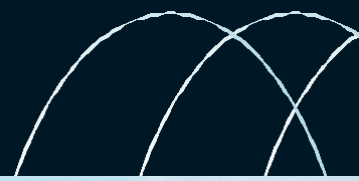
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# 1945 Venture Drive

Ottumwa, Iowa 52501



## Demographics

	5 mi	10 mi	20 mi
Est. population	27,982	32,905	54,351
Est. households	10,927	12,844	21,213
Est. Average HH income	\$74,292	\$77,111	\$81,102

Ottumwa is a regional commercial hub known for its manufacturing heritage, particularly in meatpacking, and as the fictional hometown of MAS\*H character Radar O'Reilly. With the Des Moines River running through its center, the "Bridge City" features the beloved Canteen Lunch in the Alley restaurant, famous for its loose-meat sandwiches. Home to Indian Hills Community College and a growing, diverse population, Ottumwa serves as the primary shopping and service destination for southeast Iowa's rural communities.

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