

JLL SEE A BRIGHTER WAY

For Sale or BTS

1.02 ac

1206 North Grand Ave
Mount Pleasant, Iowa 52641

Property Overview

- Lot Size: 1.02 ac
- Sale Price: *Please Inquire*
- Zoning: Highway Service Commercial (B-4)
- Close proximity to Walmart, national retailers, and hotels to drive consistent daily traffic.
- Great visibility and access from Beaves Drive and North Grand Ave with quick access to Highway 34.

Nick Anderson

Associate

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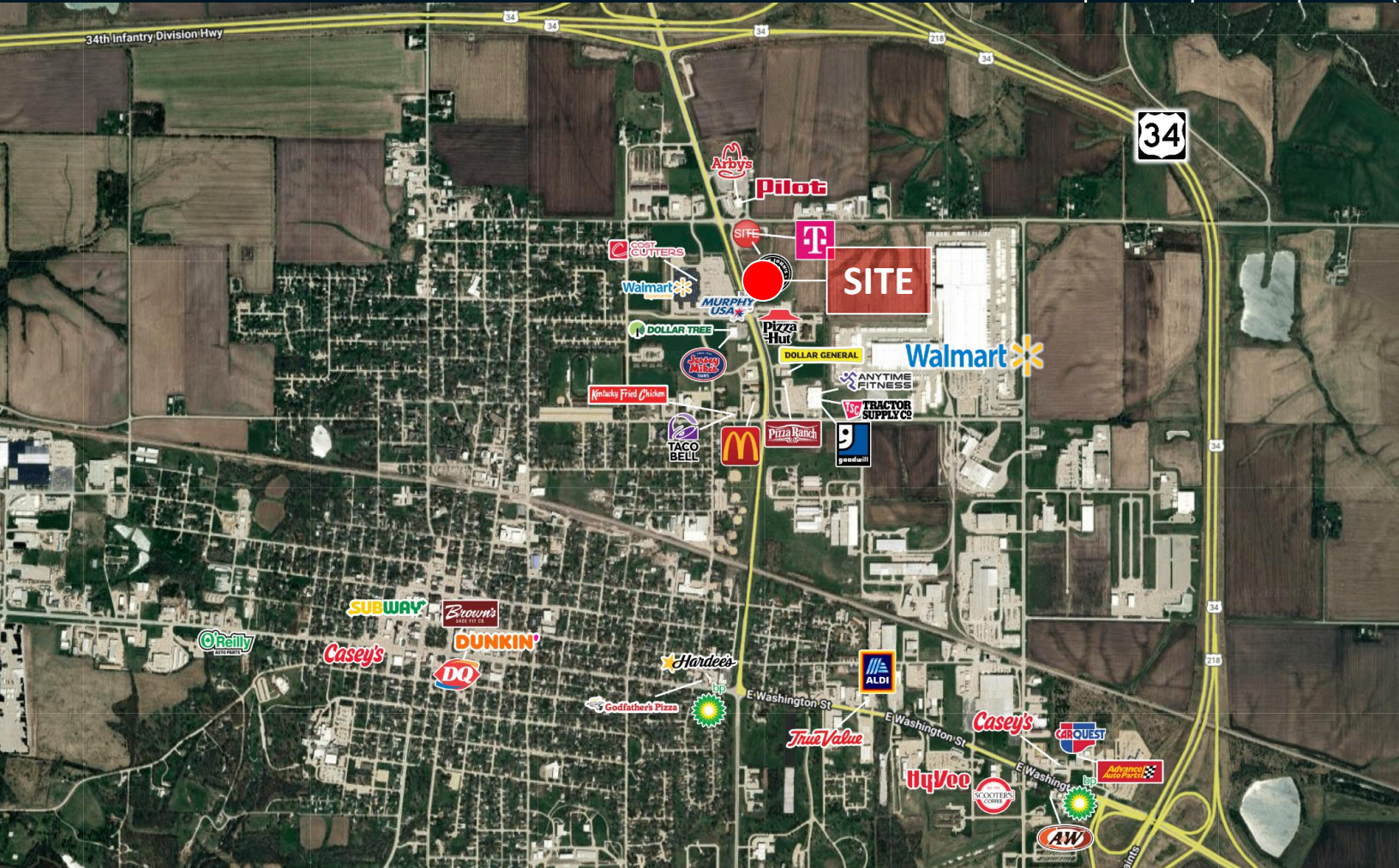
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Demographics

	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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