

1808 Washington Street
Pella, Iowa 50219

For lease

Join Starbucks in this new retail space adjacent to daily needs and in a growing community

1,819 SF

Property Overview

- Lease Rate: *Please Inquire*
- *Tenant Improvement Allowance Available*
- Adjacent to Starbucks, Walmart, Fareway Grocery, and other national retail brands, ensuring consistent consumer activity.
- Excellent access and visibility from the main throughfare with ample parking.
- Opportunity to capitalize on an underserved retail market.

Nick Anderson

Associate

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Aaron Hyde

Senior Vice President

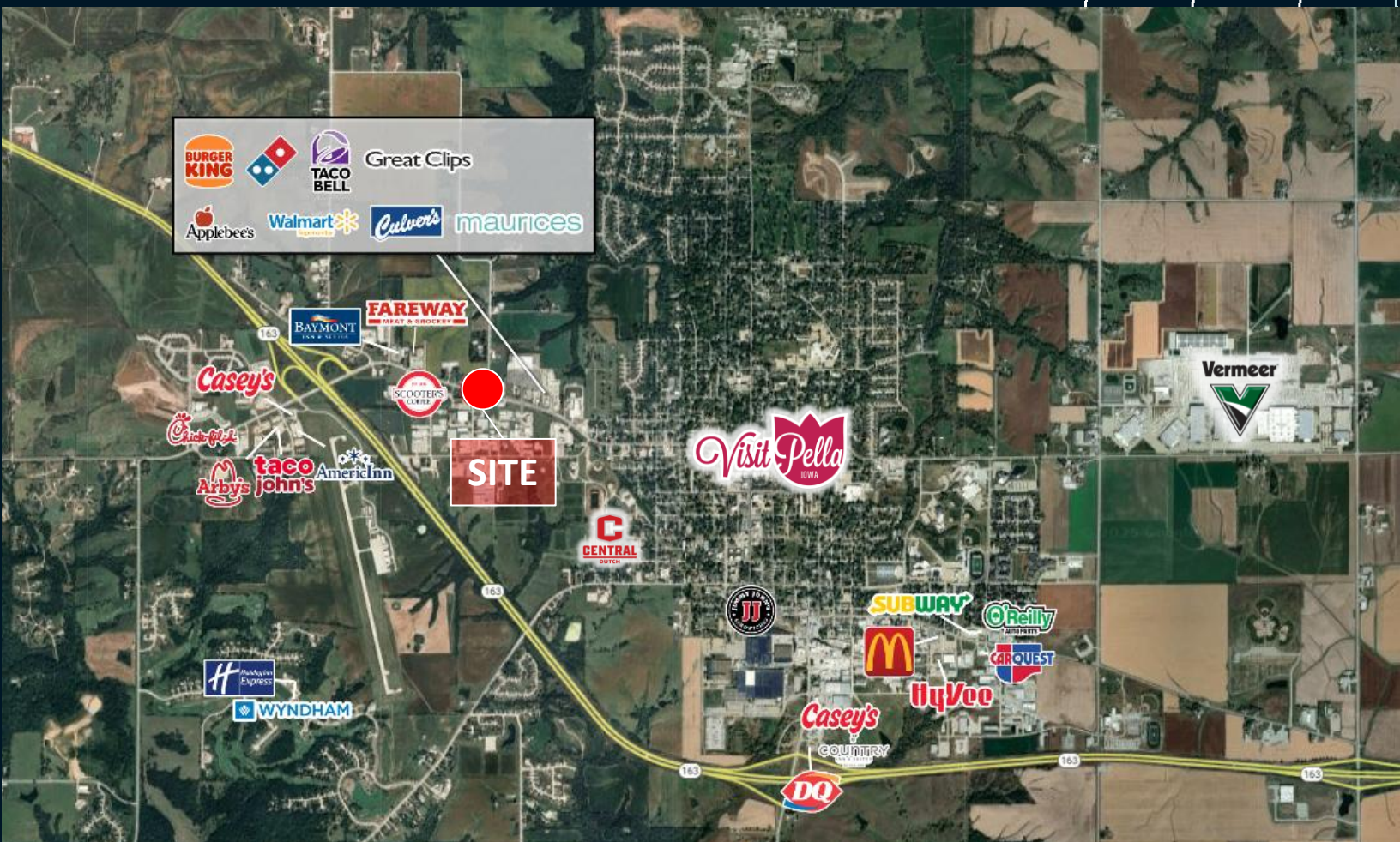
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Demographics

	5 mi	10 mi	20 mi
Est. population	13,958	18,950	62,461
Est. households	5,134	7,009	24,019
Est. Median HH income	\$86,928	\$89,592	\$76,203

Pella is known for its tulip festival, a vibrant 3-day event showcasing the town's Dutch heritage. Over 200,000 visitors visit to witness thousands of colorful tulips blooming in the community. Locals dressed in Dutch costumes perform folk dances and participate in parades; visitors enjoy authentic Dutch foods, tour a working windmill, and experience Netherlands culture in the Midwest, making it Iowa's most beloved cultural event.

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