




2953 5th Ave South
Fort Dodge, Iowa 50501

 **JLL** SEE A BRIGHTER WAY

For lease

*Premier turn-Key medical/retail
space available*

3,200 SF

Property Overview

- Lease Rate: \$31.50 PSF/NNN
- Estimated Opex: \$12.50 PSF
- Former dental clinic providing turn-key opportunity for medical, dental, and general retail businesses to utilize existing improvements
- Close proximity to daily needs and other national retailers: Walmart, Target, Hy-Vee, Kohl's, Chick-Fil-A, Aldi, Chipotle, Dunham's Sports, etc
- Excellent access with ample parking right on 5th Ave South, Fort Dodge's main thoroughfare

Nick Anderson

Associate

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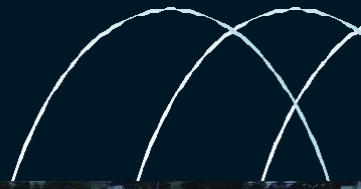
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Meredith Hedstrom

Vice President

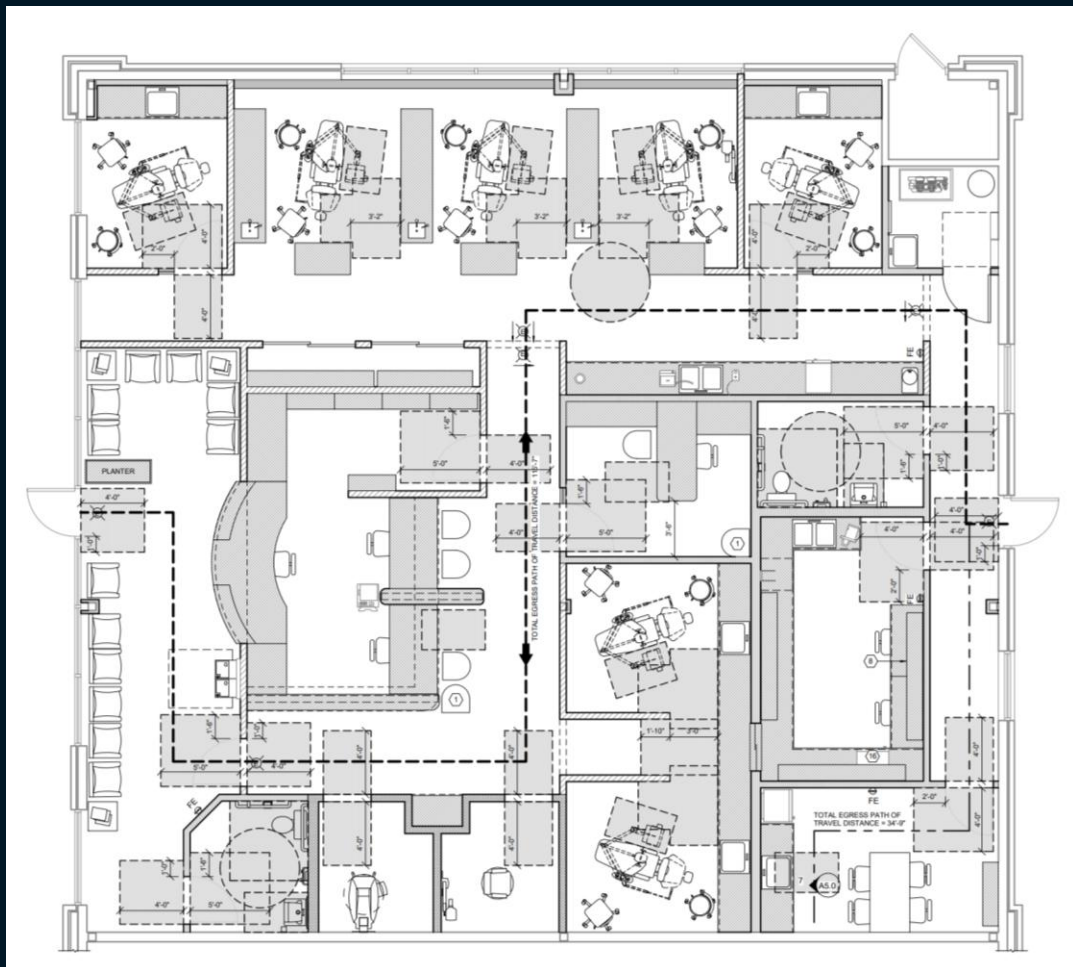
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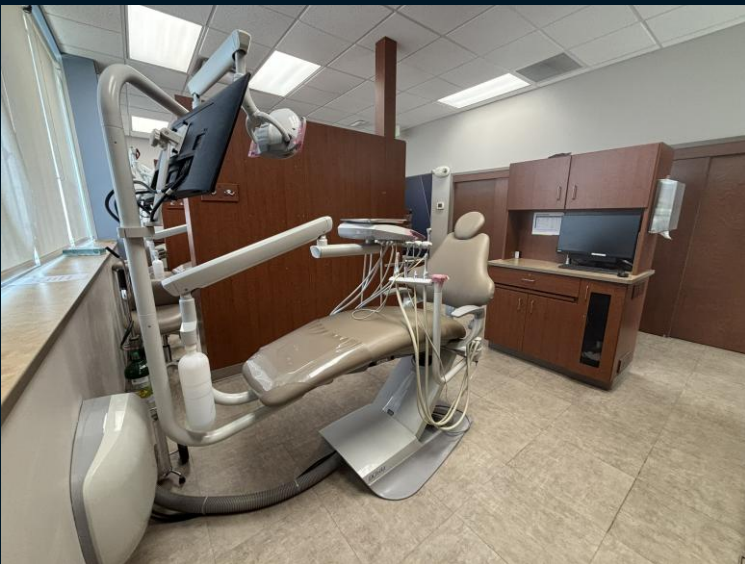




Main entrance from lot



5th Ave S



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Demographics

	1 mi	3 mi	5 mi
Est. population	4,348	23,925	27,023
Est. households	2,166	9,700	11,034
Est. Average HH income	\$60,683	\$79,779	\$80,336

Traffic Counts:

5 th Ave S	12,100 VPD
S 29 th Street	8,700 VPD

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