



2508 N Court Street
Ottumwa, Iowa 52501

For sale or lease

Former C-Store with
Full-Service Carwash

7,119 SF

Property Overview

- **Building Size:**
C-Store: 4,177 SF
Carwash: 2,942 SF
- **Lot size:** 1.4 acres
- **Sale Price & Lease Rate:** Please Inquire

Prime location right off Hwy 149, a major thoroughfare in Ottumwa.

Excellent visibility and access offering opportunity to capitalize on the existing customer base and traffic patterns.

**Contact broker for
additional information**

jll.com/des-moines

Nick Anderson

Associate

nicholas.anderson@jll.com

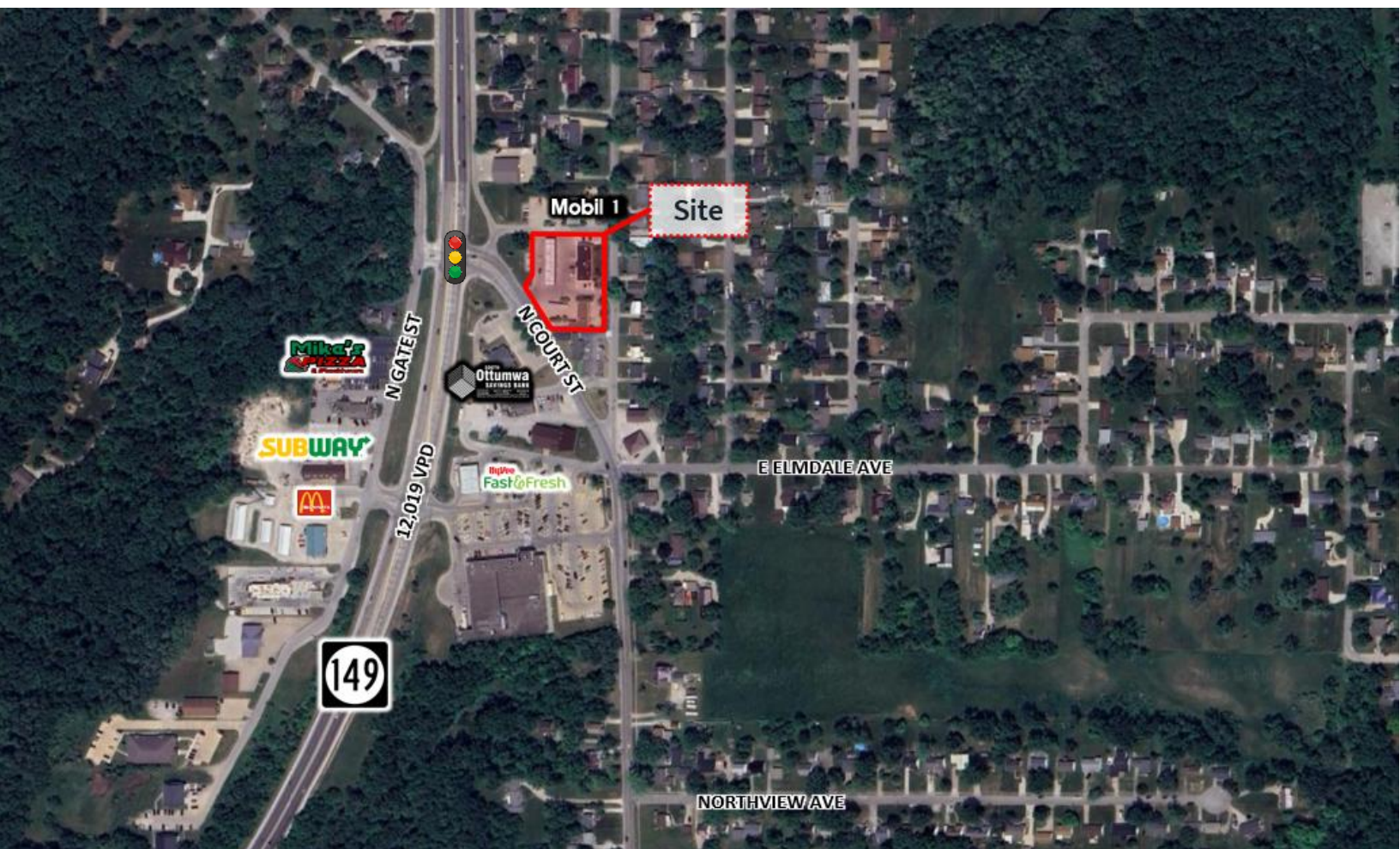
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Images

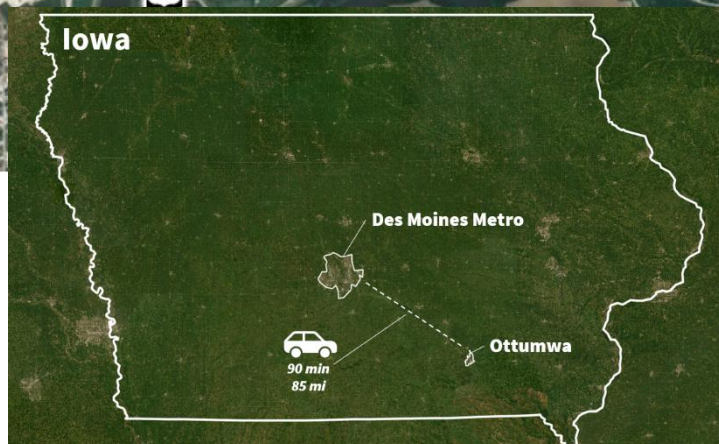


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Demographics	1 mi.	3 mi.	5 mi.
Population	3,447	13,973	27,554
Median HH Income	\$79,030	\$64,527	\$57,992
Households	1,343	5,466	10,866



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