



JLL SEE A BRIGHTER WAY

For lease or BTS

*High Profile Opportunity in
strong Mason City retail corridor*

+/-1.82ac

3041 4th Street SW
Mason City, Iowa 50401

Property Overview

- Lease Rate/Sale Price: Please Inquire
- Parcel Size: 1.82ac (can be subdivided)
- ~5mi East of I-35 and Clear Lake.
- Strong retail corridor, anchored by daily needs: Target, Walmart, and Hy-Vee with over 3.8m annual visits.
- Immediate access to 4th St SW- full access at lighted intersection just West of Site.
- ~165' of frontage boasting prime infill opportunity.

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Demographics

	1 mi	3 mi	5 mi
Population	2,241	18,244	27,624
Households	1,197	8,476	12,641
Average HH income	\$88,069	\$71,022	\$77,792

Traffic counts & Visit Data

4 th Street SW	19,300 VPD
Target	1.2m Visits/YR
Walmart	2.6m Visits/YR
Hy-Vee	800k Visits/YR

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