



RED OAK OFFICE BUILDING

PROFESSIONAL OFFICE BUILDING FOR LEASE
1010 N. BROADWAY STE A, RED OAK IA 51566

THE SPACE

Location	1010 N. Broadway Ste A Red Oak, IA 51566
County	Montgomery
Cross Street	Broadway & Prospect
Square Feet	1928
Lease Type	Gross

Notes \$1700 Monthly

HIGHLIGHTS

- Five Spacious Private Offices
- Large Conference Room with Sink (or option to use as a 6th office)
- ADA-Compliant Ramp Access
- 2 Rest Rooms
- Kitchenette
- Abundant Natural Light — Windows Throughout
- Professional Landscaping
- Ample Surface Parking — Well-Maintained Shared Lot
- Snow Removal & Lawn Care Included
- Fresh Exterior Paint
- One Office with Private Entrance from Enclosed Entry
- Tenant Responsible for All Utilities

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,525	5,812	6,150

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,271	\$76,282	\$78,882

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,006	2,574	2,712

PROPERTY FEATURES

BUILDING SF	1,928
LAND SF	3,580
LAND ACRES	.08
YEAR BUILT	1988
YEAR RENOVATED	2010
ZONING TYPE	Commercial
NUMBER OF STORIES	1

MECHANICAL

HVAC	Forced Air
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CONSTRUCTION

FOUNDATION	Slab on Grade
EXTERIOR	Wood
PARKING SURFACE	Black Top
ROOF	Wood Shake
LANDSCAPING	Professionally Maintained

Office Building For Lease

- Office Building for Lease – Red Oak, Iowa

Well-positioned in a prominent area of Red Oak, this professional office building offers excellent visibility and is located within a cluster of established businesses. A wide wooden ramp leads to a spacious, enclosed entryway, which opens into a welcoming lobby and reception area.

The interior is thoughtfully laid out, featuring:

Five large private offices

A conference room

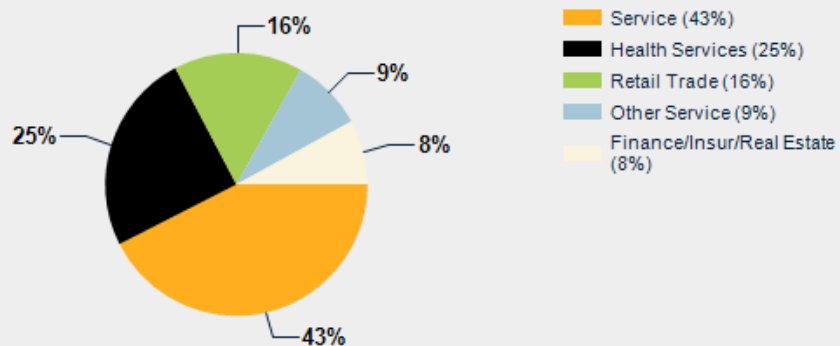
Two restrooms

A kitchenette located at the rear of the space

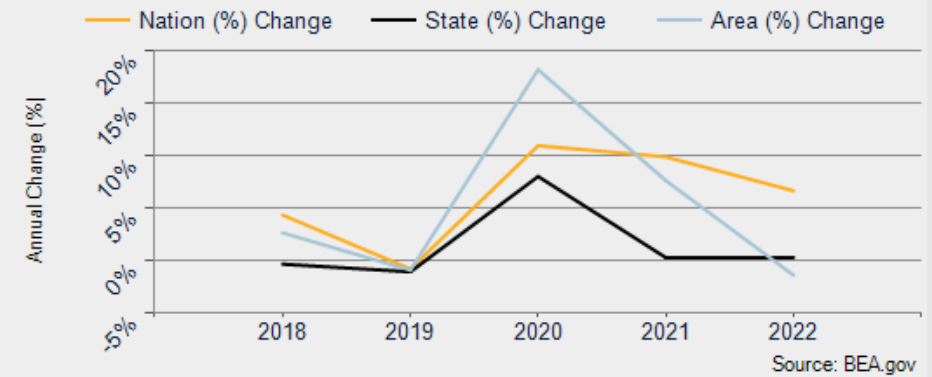
Large windows throughout the building provide abundant natural light, creating a bright and inviting work environment. The exterior boasts recently updated professional landscaping and ample surface parking in a well-maintained shared lot.

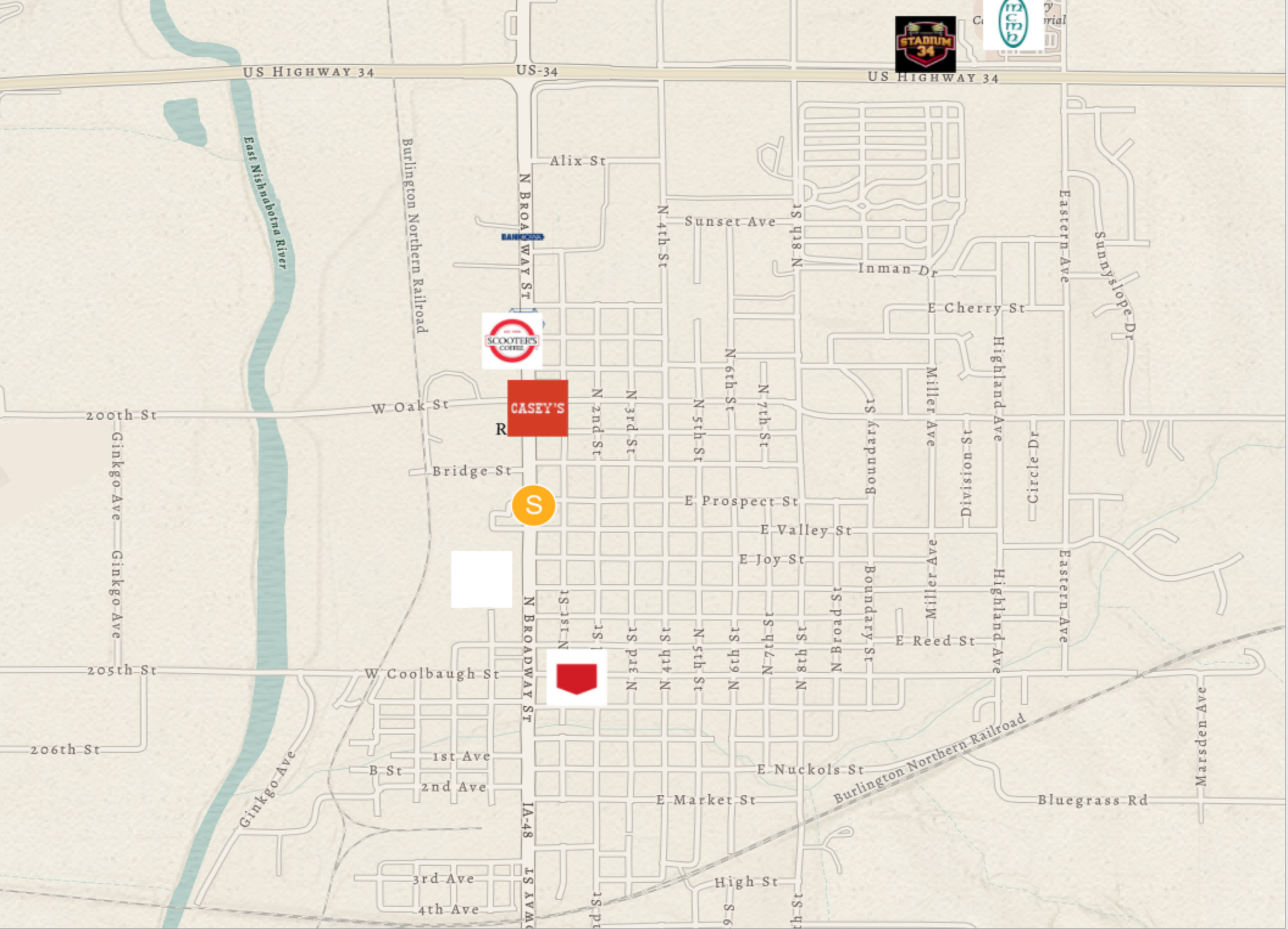
Ideal for medical, legal, or professional service providers seeking a move-in-ready location.

Major Industries by Employee Count



Montgomery County GDP Trend







GROSS INTERNAL AREA
 FLOOR 1: 1813 sq. ft
 TOTAL: 1813 sq. ft

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Reception Area



Enclosed Entry



Office Area



Office



ADA Ramp



Office



Bathroom

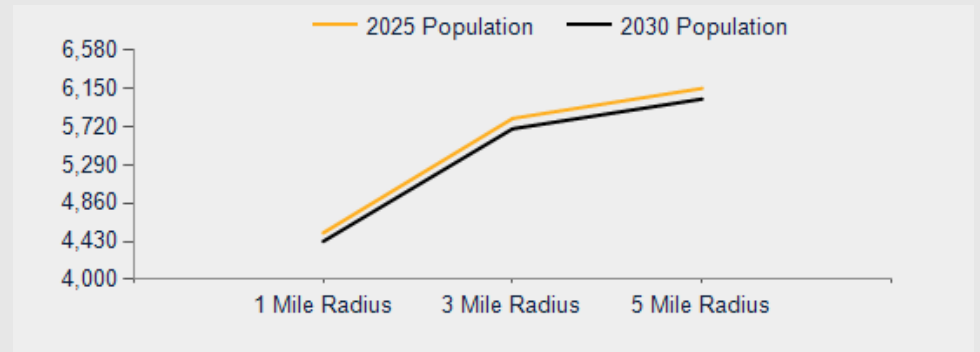


Exterior Front

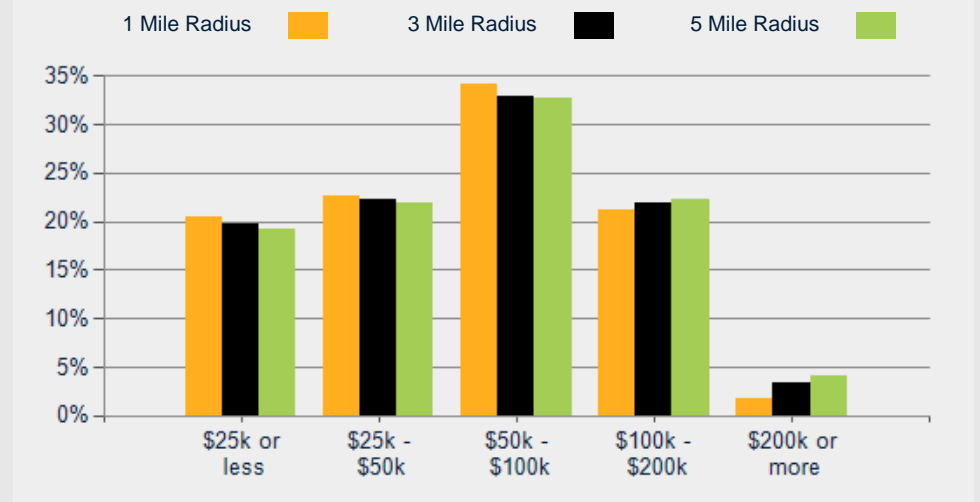
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,218	6,672	7,080
2010 Population	4,737	6,125	6,483
2025 Population	4,525	5,812	6,150
2030 Population	4,430	5,696	6,030
2025-2030: Population: Growth Rate	-2.10%	-2.00%	-1.95%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	219	270	279
\$15,000-\$24,999	192	237	240
\$25,000-\$34,999	192	235	245
\$35,000-\$49,999	262	338	350
\$50,000-\$74,999	412	518	539
\$75,000-\$99,999	270	327	347
\$100,000-\$149,999	335	433	455
\$150,000-\$199,999	88	129	149
\$200,000 or greater	34	88	109
Median HH Income	\$56,135	\$57,653	\$58,806
Average HH Income	\$70,271	\$76,282	\$78,882

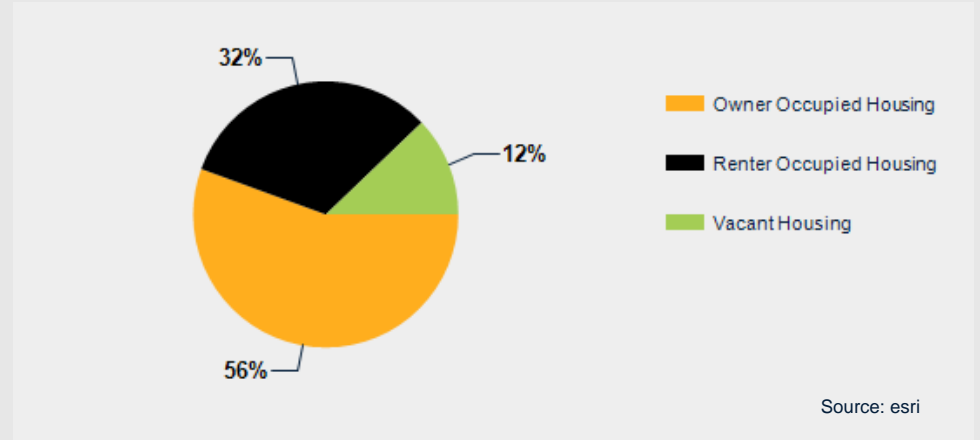
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,500	3,169	3,332
2010 Total Households	2,033	2,632	2,780
2025 Total Households	2,006	2,574	2,712
2030 Total Households	1,977	2,539	2,675
2025 Average Household Size	2.20	2.21	2.22
2025-2030: Households: Growth Rate	-1.45%	-1.35%	-1.35%



2025 Household Income



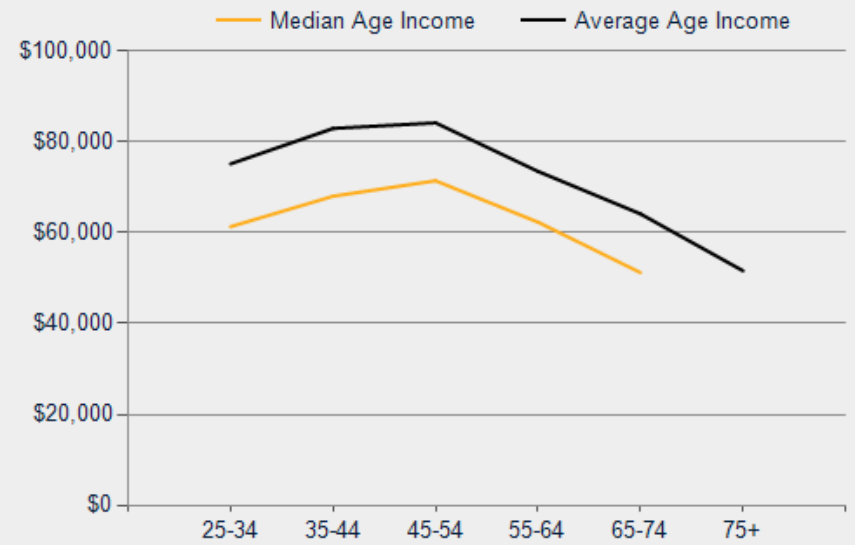
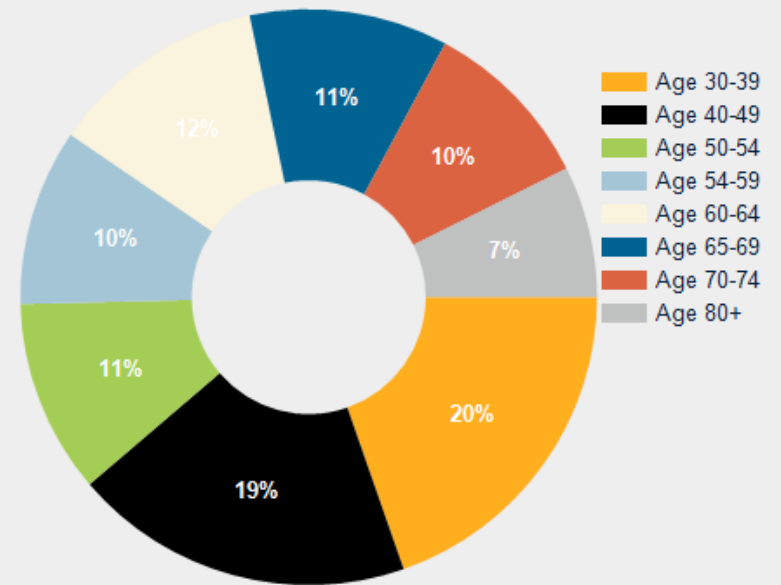
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	286	360	377
2025 Population Age 35-39	231	292	315
2025 Population Age 40-44	267	335	354
2025 Population Age 45-49	235	309	328
2025 Population Age 50-54	286	359	382
2025 Population Age 55-59	261	337	357
2025 Population Age 60-64	320	416	446
2025 Population Age 65-69	293	404	434
2025 Population Age 70-74	257	351	378
2025 Population Age 75-79	194	266	285
2025 Population Age 80-84	138	183	191
2025 Population Age 85+	153	194	202
2025 Population Age 18+	3,517	4,546	4,825
2025 Median Age	43	44	44
2030 Median Age	44	45	45

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,331	\$63,525	\$64,494
Average Household Income 25-34	\$75,176	\$80,723	\$82,184
Median Household Income 35-44	\$68,045	\$74,740	\$77,272
Average Household Income 35-44	\$82,970	\$95,847	\$100,099
Median Household Income 45-54	\$71,452	\$75,000	\$76,646
Average Household Income 45-54	\$84,211	\$89,818	\$93,163
Median Household Income 55-64	\$62,335	\$64,510	\$65,946
Average Household Income 55-64	\$73,517	\$81,520	\$84,699
Median Household Income 65-74	\$51,211	\$52,004	\$53,221
Average Household Income 65-74	\$64,156	\$67,707	\$70,519
Average Household Income 75+	\$51,621	\$54,626	\$55,651



Red Oak Office Building



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