

FOR SALE

Target Anchored Outlot - 1.5 Acres

1501 E SAN MARNAN DRIVE, WATERLOO, IA 50702

RETAIL



PROPERTY INFO

- + Size: +/- 1.5 acres
- + Asking Price: \$900,000
- + Excellent co-tenancy with Target and surrounding retailers
- + Located directly across the street from the 850,000 SF Crossroads Center Mall anchored by Dillard's, Younkers, Gordmans, and Pier 1 Imports
- + Situated along heavily trafficked San Marnan Road with easy access to I-380
- + Multiple points of access
- + Positive residential/consumer profile within trade area
- + Limited pad retail pad sites in the market
- + Buyer will be responsible for Survey and Plating the property
- + Buyer will be charged an annual "Access Easement Fee" of \$5,000 with 10% increases every 5 years



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SITE PLAN



Demographics

	3 Mile	5 Mile	10 Mile
2016 Population	49,247	76,117	125,330
Median Household Income	\$41,180	\$42,839	\$46,249
Daytime Population	37,105	53,858	83,577

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CONTACT US

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