

FOR LEASE—11,660 SF AVAILABLE



1815 LINCOLN WAY, CLINTON, IA 52732

LOCATION FEATURES

- **County Seat with a trade area population of 30,000+** and Avg HHI of \$60,000
- **High-identity building** located on Hwy 30 (ADT 16,700) with signalized intersection for excellent ingress/egress from primary road
- **Set in county's primary retail and economic hub**, strong daytime population, centrally located surrounded by major retailers and employers
- **Major retailers nearby include:** Walmart Supercenter, Hobby Lobby, Kohl's, Harbor Freight, Home Depot, Blain's Farm & Fleet, Advance Auto, Starbucks

BUILDING DETAILS:

11,660 sq ft Available

- Dedicated Pylon Signage Available
- National Tenant Line-up
- Ample Parking



Owned and managed by
the CARRINGTON company
1.800.291.1454

For more information, contact
GARRET JACOBS

707.444.7716, office
209.401.9450, mobile
garret@thecarrco.com

— SITE PLAN —
1815 Lincoln Way, Clinton, IA 52732



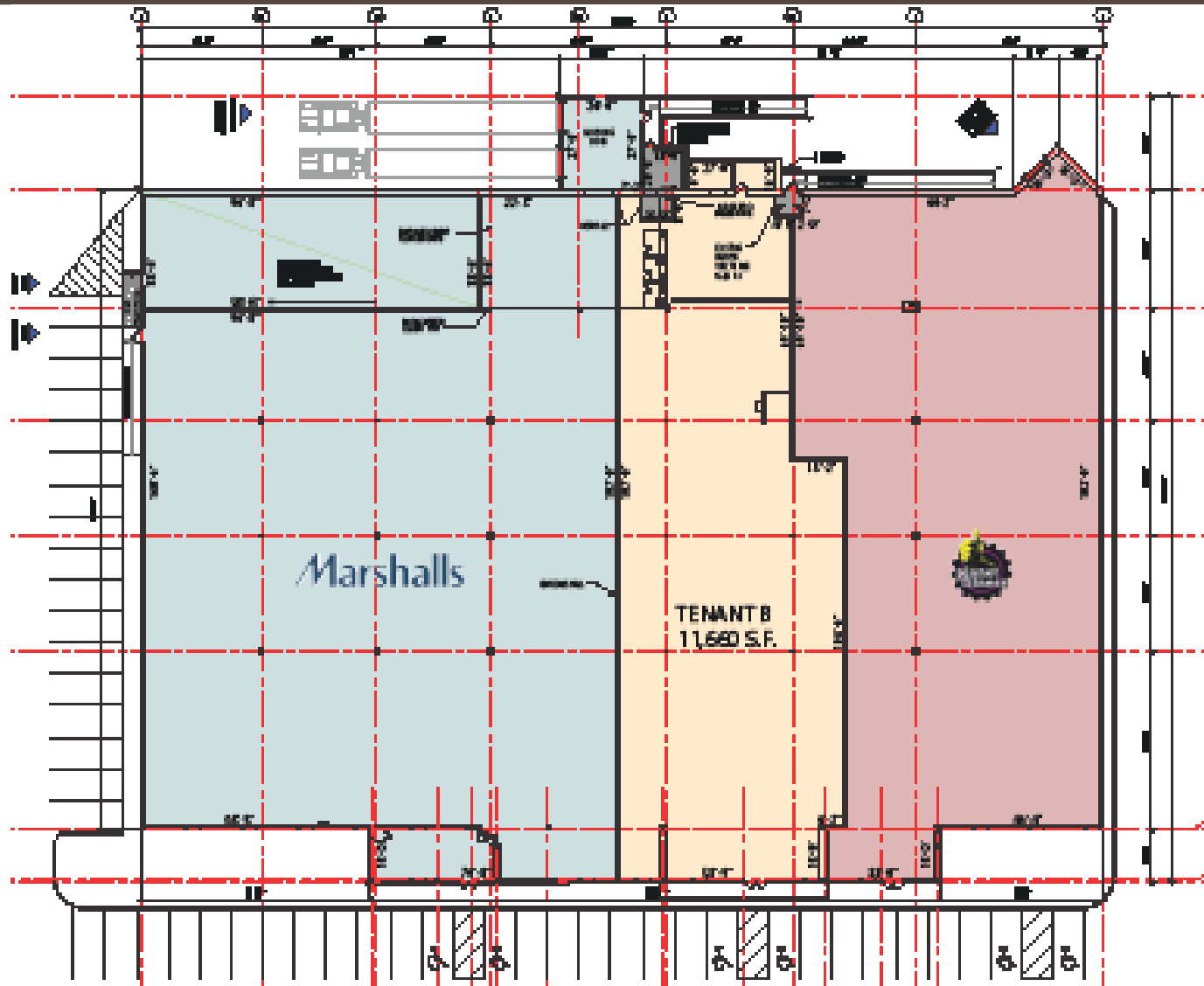
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— PROPOSED FLOOR PLAN —

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*For demonstration purposes
only; Drawing not to scale*

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— TRADE AREA —

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DEMOGRAPHICS

Population: **Average HHI:**
1 mi—1,249 1 mi—\$42,214
3 mi—19,968 3 mi—\$57,063
5 mi—30,042 5 mi—\$59,928
Daytime Population, 1 mi—3,702

NEARBY EMPLOYERS:

- ADM — 750 employees
- Purina — 522 employees
- Wild Rose Casino — 346 employees
- Clysar — 300 employees
- West Rock — 246 employees
- Skyline Center — 150 employees
- Colony Brands — 131 employees
- Sethness Roquette — 75 employees



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