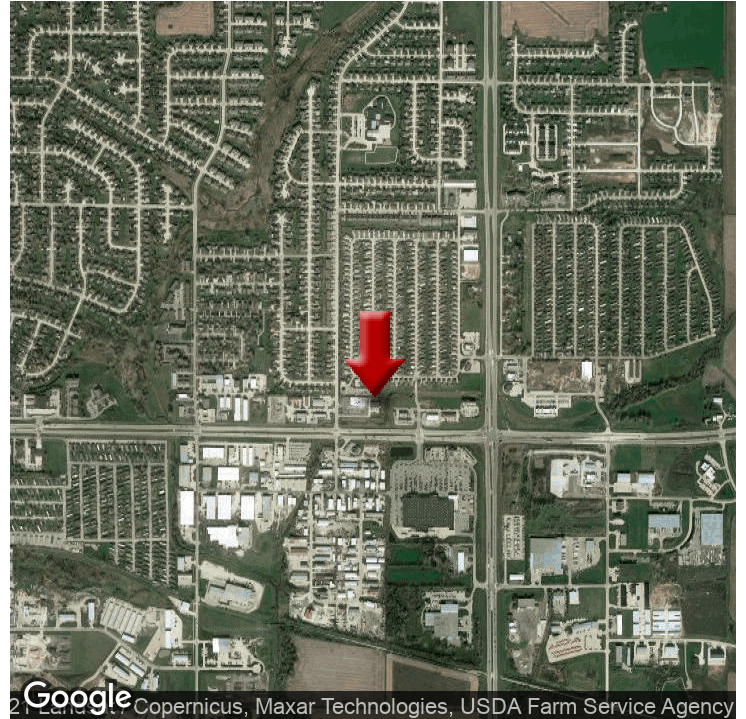


RETAIL FOR LEASE

1003 50th Street, Marion, IA 52302



OFFERING SUMMARY

NUMBER OF UNITS:	4
AVAILABLE SF:	1,300 SF
LEASE RATE:	\$12.95 SF/yr (NNN)
BUILDING SIZE:	5,648 SF
ZONING:	Commercial

PROPERTY OVERVIEW

Prime Retail/Office location in a beautifully constructed strip-mall within the "newest" area of Marion, IA. Space is open to all office/retailer uses and available in several configurations. Currently, home to a cupcake retailer (who is looking to relocate into an owned building), this space offers kitchen equipment hook-ups, with a variety of options including extra square feet available in the rear of the space. This opportunity could easily be configured into office, [open] retail, or expanded into a larger diner/cafe. To discuss all opportunities, please don't hesitate to contact the listing agent.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
4850 Armar Drive SE
Cedar Rapids, IA 52403

ARIC ENGEL
Commercial Investment Advisor
O: 319.423.4139
C: 319.551.5711
aricengel@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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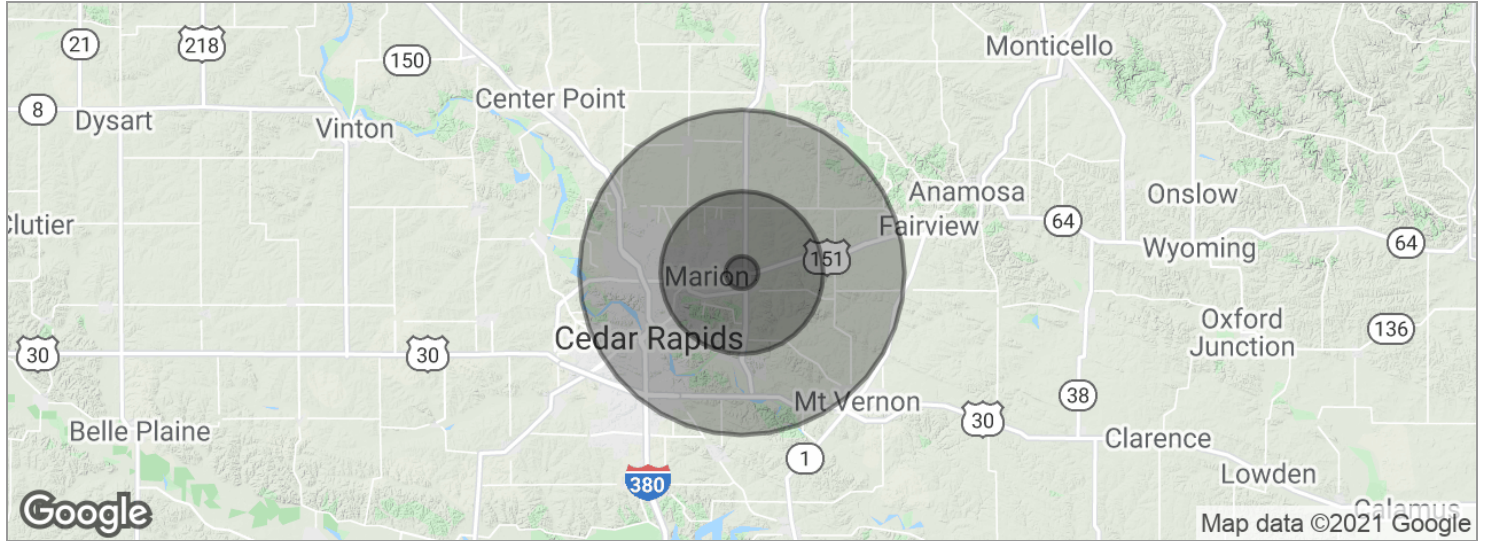
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,485	50,880	168,841
Median age	38.5	38.8	36.6
Median age (male)	38.5	37.7	35.6
Median age (Female)	38.7	39.6	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	583	21,489	71,158
# of persons per HH	2.5	2.4	2.4
Average HH income	\$85,839	\$75,071	\$67,713
Average house value	\$189,487	\$184,916	\$168,441

* Demographic data derived from 2010 US Census

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