

2101 N LAVISTA HEIGHTS RD

9,360-16,440 SF | \$4.50 SF/YR MODIFIED GROSS

2101 N LAVISTA HEIGHTS RD, AVOCA, IA 51521



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OFFERING SUMMARY

LEASE RATE:	\$4.50 SF/YR MG
Est. Op. Exp.	SF/YR
Available SF:	9,360 - 16,440 SF

PROPERTY OVERVIEW

Large warehouse space with multiple drive-in doors located on I-80

PROPERTY HIGHLIGHTS

- Great interstate access
- High visibility from I-80
- Potential for multiple uses
- The building is very clean and well maintained
- 100% air-conditioned and heated building
- Redevelopment/build to suit opportunity

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AVOCA, IA 51521

BUILDING INFORMATION

Building Size	26,470 SF
Min Divisible	9,360 SF
Max Contiguous	16,440 SF
Year Built	2005

SITE INFORMATION

County	Pottawattamie
Lot Size	4,702,258,440 SF
Number Of Buildings	1
Location Description	I-80 & Hwy 59

OFFERING SUMMARY

LEASE RATE	\$4.50 SF/YR MG
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Available SF	9,360 - 16,440 SF

DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	1,711	6,071	30,420
Total Households	887	3,123	14,512
Average HH Income	\$62,293	\$63,411	\$69,152

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AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE	COMMENTS
East Building	9,360 SF	\$4.50 (Modified Gross)	Available now
West Building	16,440 SF	\$4.50 (Modified Gross)	Available Nov. 1st.

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2101 N LAVISTA HEIGHTS RD
RETAILER MAP

SITE

Flying J



The Embers Restaurant
& Lounge

The Flour Mill

Avoca
Food Land

Super Foods



West Branch East Nishnabotna River

N W

Map data ©2023 Imagery ©2023, Airbus, CNES / Airbus, Maxar
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GROUND PHOTOS



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AERIAL PHOTOS



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