

# NEW RETAIL DEVELOPMENT

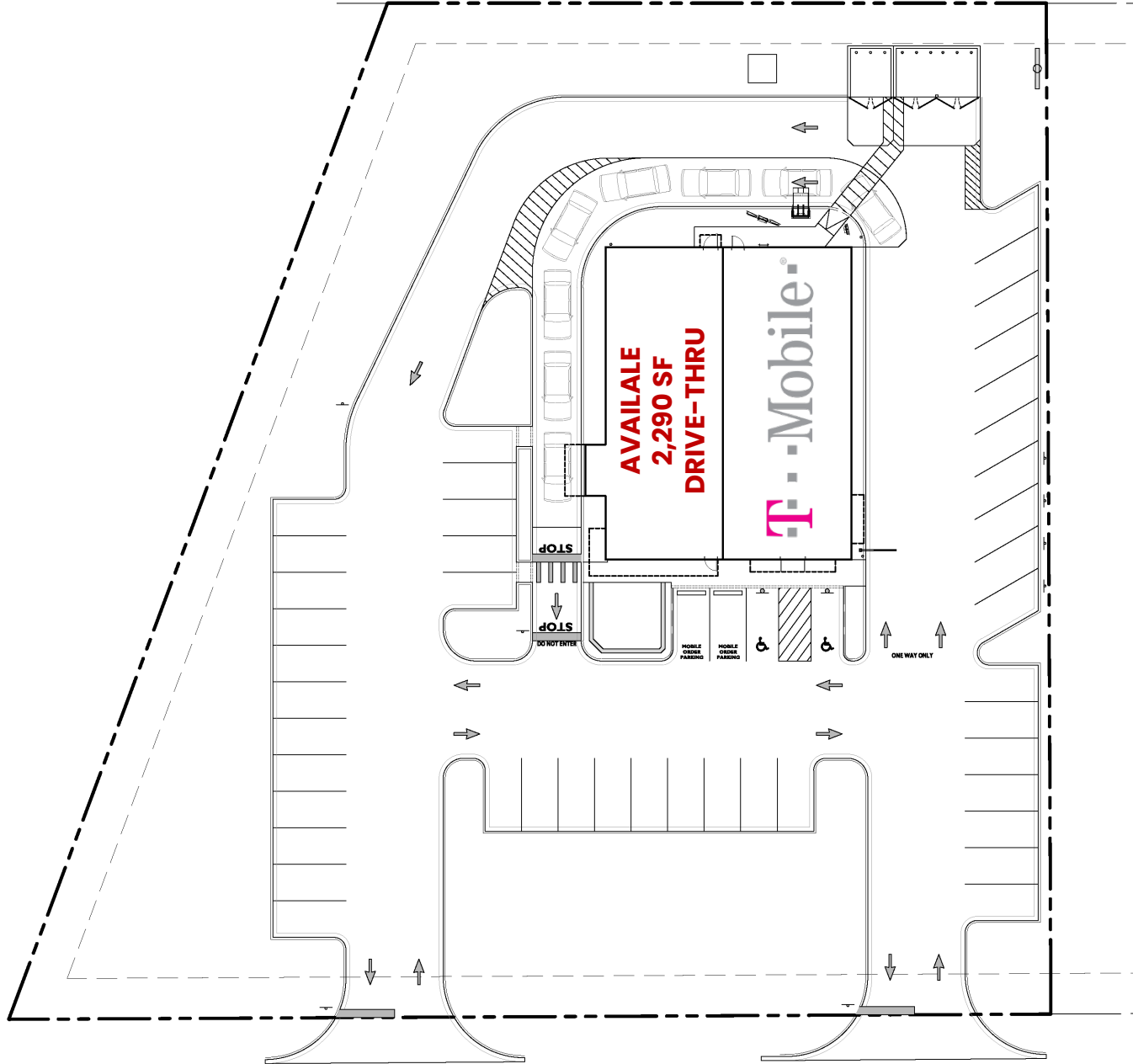
## 1940 Venture Drive | Ottumwa, Iowa 52501



### PROPERTY INFORMATION

- Brand new retail development anchored by Walmart Supercenter with up to **2,290 SF** available for lease with a drive-thru available adjacent co-tenant T-Mobile
- Located on Venture Drive in front of Walmart Supercenter and Menards Home Improvement with easy access to Highway 34
- Nearby retailers include Menards, Kay Jewelers, Kohl's, Hobby Lobby, HyVee, Fareway, ALDI, AutoZone, Dollar Tree, Dunham's Sports, & Anytime Fitness
- Retail and restaurant opportunity available

# SITE PLAN





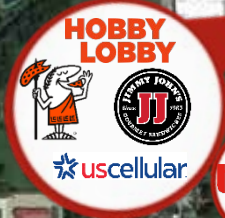
Aerial

Cedar Rapids  
103 Miles

Des Moines  
85 Miles

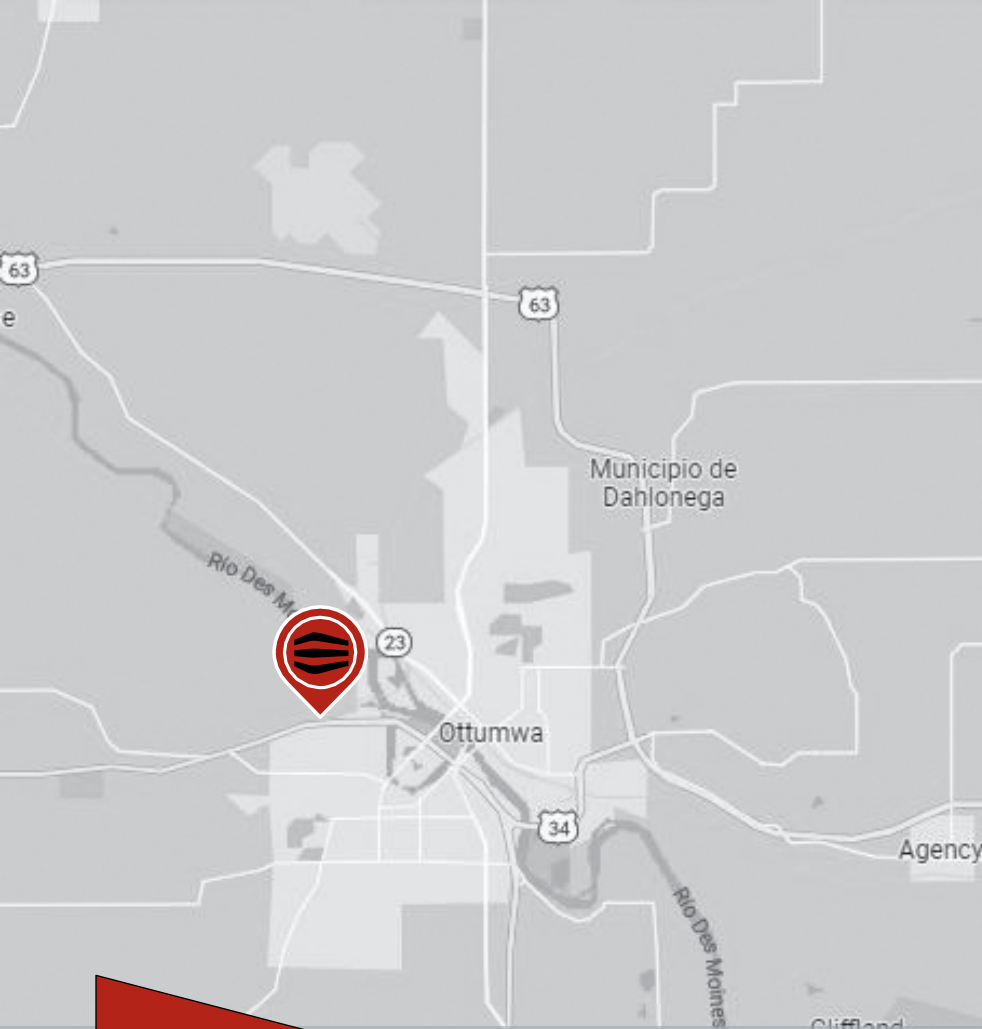
17,314 VPD

Peoria  
167 Miles



ALRIG USA  
DEVELOPMENT





## Contact Us

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**THE AVERAGE  
HOUSEHOLD  
INCOME WITH  
A 5-MILE  
RADIUS IS  
OVER \$68,560K**

## Demographics

POPULATION



MH INCOME



DAYTIME  
Employment



	1-MILE	3 - MILES	5 - MILES
POPULATION	18,774	27,324	32,031
MH INCOME	\$47,830	\$49,943	\$52,799
DAYTIME Employment	7,866	11,210	13,102

## Area Retailers



## Ottumwa Top Employers

Employer	# of Employees
Walmart	26.000
Mc Donald's	95.000
UPS	6.600
Wells Fargo	11.600
Target	12.500
The Home Depot	25.500
Manpower	76.900
Aldi	19.000
Subway	18.600
Domino's	28.500
Taco Bell	71.400

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