

# New Retail Development – Ottumwa, IA

## Property Address

1940 Venture Drive, Ottumwa, IA, 52501

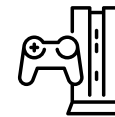
## Property Highlights

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

## City Overview







Known as the “Video Game Capital of the World”



The International Video Game Hall of Fame Museum was established in 2010 and places the highest-scoring players of all time into the Gaming Hall of Fame



Ottumwa has many historic structures and a commission team to preserve the most important structures in the community

Demographics	1 Mile	3 Mile	5 Mile
 Population	2,843	19,497	28,163
 Households	1,184	8,140	11,523
 Average HH Income	\$53,587	\$55,878	\$60,205
 Daytime Employment	1,976	9,959	21,239

## Property Availability

**2,290 SF + Drive-thru** available for lease

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