



FOR SALE



123 E 3RD ST

Ottumwa, IA 52501

26,207 SF

PROPERTY HIGHLIGHTS

26,207 SF Former bank building

Sale Price: \$1,450,000.00

0.60 Acres

Built 1956/1979

Renovated into Class A space

Well maintained

Surface parking lot

Zoned: Commercial



DUSTIN WHITEHEAD, CCIM

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RETAIL AERIAL



Demographics

	1 Mile	3 Mile	5 Mile
Population	7,154	25,634	28,180
Daytime Population	7,025	21,086	22,718
AVG. HH Income	\$76,981	\$80,000	\$81,812
Total Households	2,767	10,331	11,324

Traffic Counts

Market St: 7,000 VPD

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