

FOR LEASE

1911 4th St SW
Mason City, IA



Features

- Suites A and B available for lease
- Available as one larger unit, or as separate suites
- \$12/SF NNN
- 4000 SF Total

Suite A

Suite B

Demographics

ESRI 2025	5 mile	10 mile
Population	28,450	37,200
Avg. HH Income	\$64,800	\$67,500

Brett Schoneman
641-425-1233
brett@schonemanrealtors.com

1819 4th St. SW Mason City, IA 641-423-0500



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**Currently operating as
4C Western Wear,
utilizing both Suites A & B**



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Fitting Rooms Built Out



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Suite A



Office and Storage

Suite B



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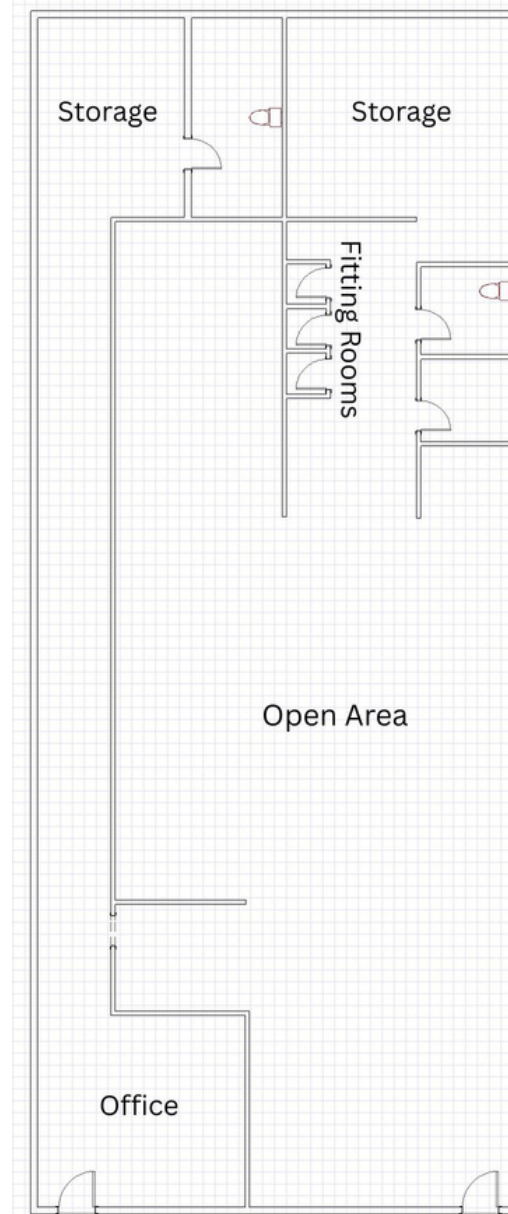
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**4000 SF TOTAL
100' x 40'**

**Fully built out for retail,
including fitting rooms.**



**Approx.
Layout**



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