

SALE / LEASE OPPORTUNITY

301 DATA CT.

Dubuque, IA 52003

P1

ZONING

66,120 SF

TOTAL BUILDING
SIZE

12.57 Ac

LOT SIZE

1999

YEAR BUILT



SVN | CREATE COMMERCIAL REAL ESTATE ADVISORS

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2700 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IA 50266



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,600,000
LEASE RATE:	\$8.00 SF/yr (NNN)
BUILDING SIZE:	66,120 SF
AVAILABLE SF:	2,000 - 66,120 SF
LOT SIZE:	12.57 Acres
YEAR BUILT: OFFICE	1999
ZONING:	P1
TRAFFIC COUNT:	15,709

PROPERTY DESCRIPTION

Being located right off of Hwy 61, this property provides easy access in and out of Dubuque, which is less than 5 miles north. The property comes with 19 offices and a large open area. There is Hi-Tech software within the building and includes a 5.96/1000SF parking ratio that entails a parking lot wrapped around the entirety of the building. 301 Data Ct is located among numerous retailers and restaurants in Key West, IA.

PROPERTY HIGHLIGHTS

- Well maintained property
- Located in park like setting
- Ample parking
- Cubicles furnished
- Great employee respite areas

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ADDITIONAL PHOTOS



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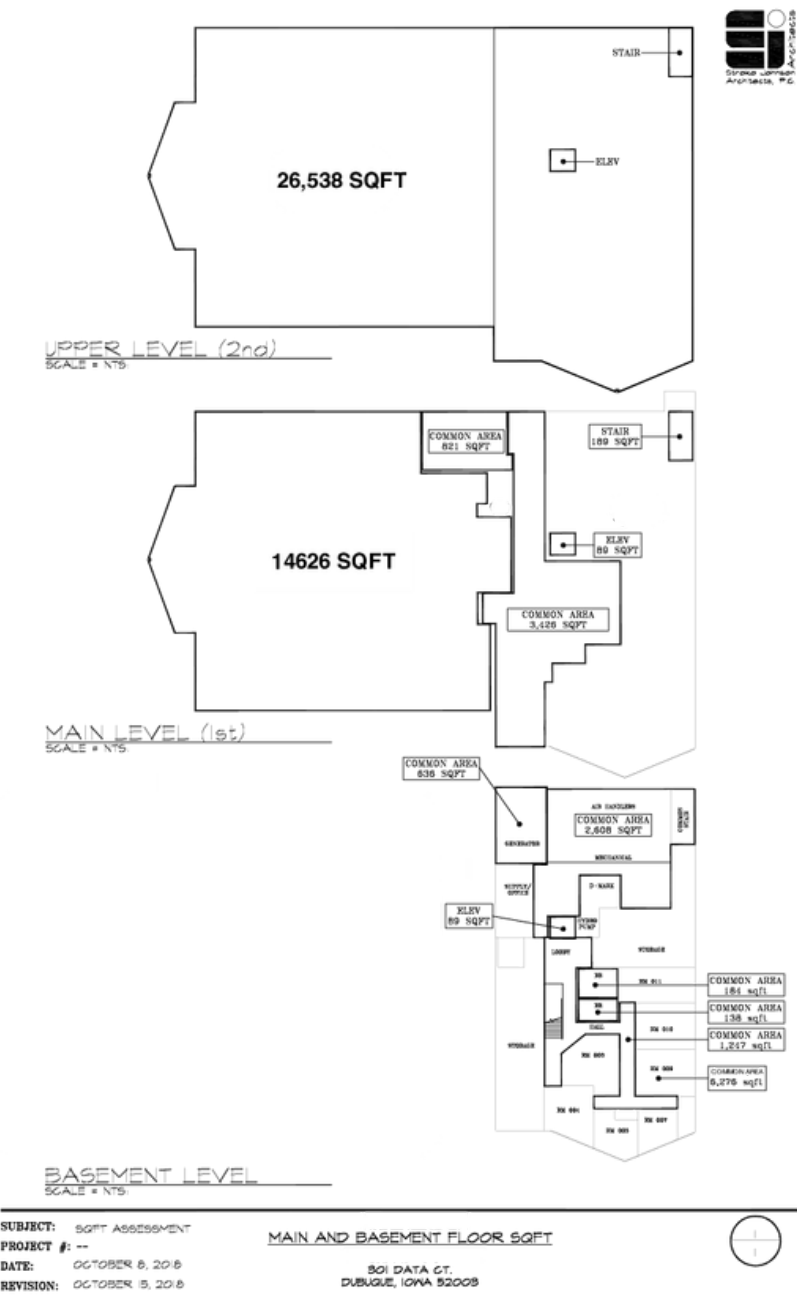
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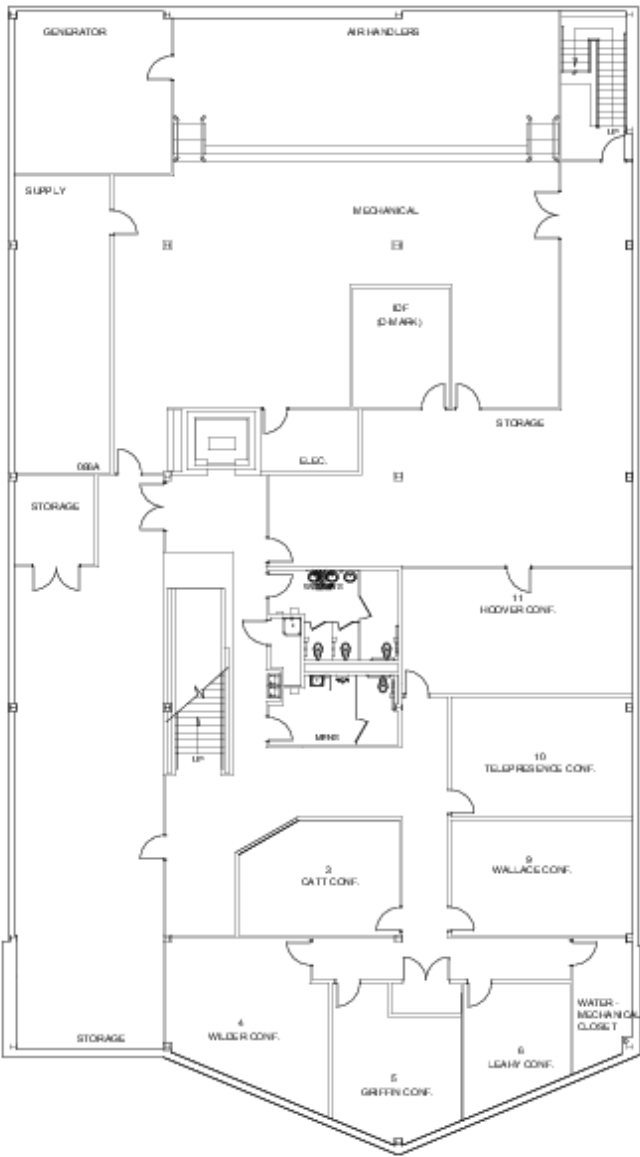


FLOOR PLANS

MASTER FLOOR PLAN



BASEMENT



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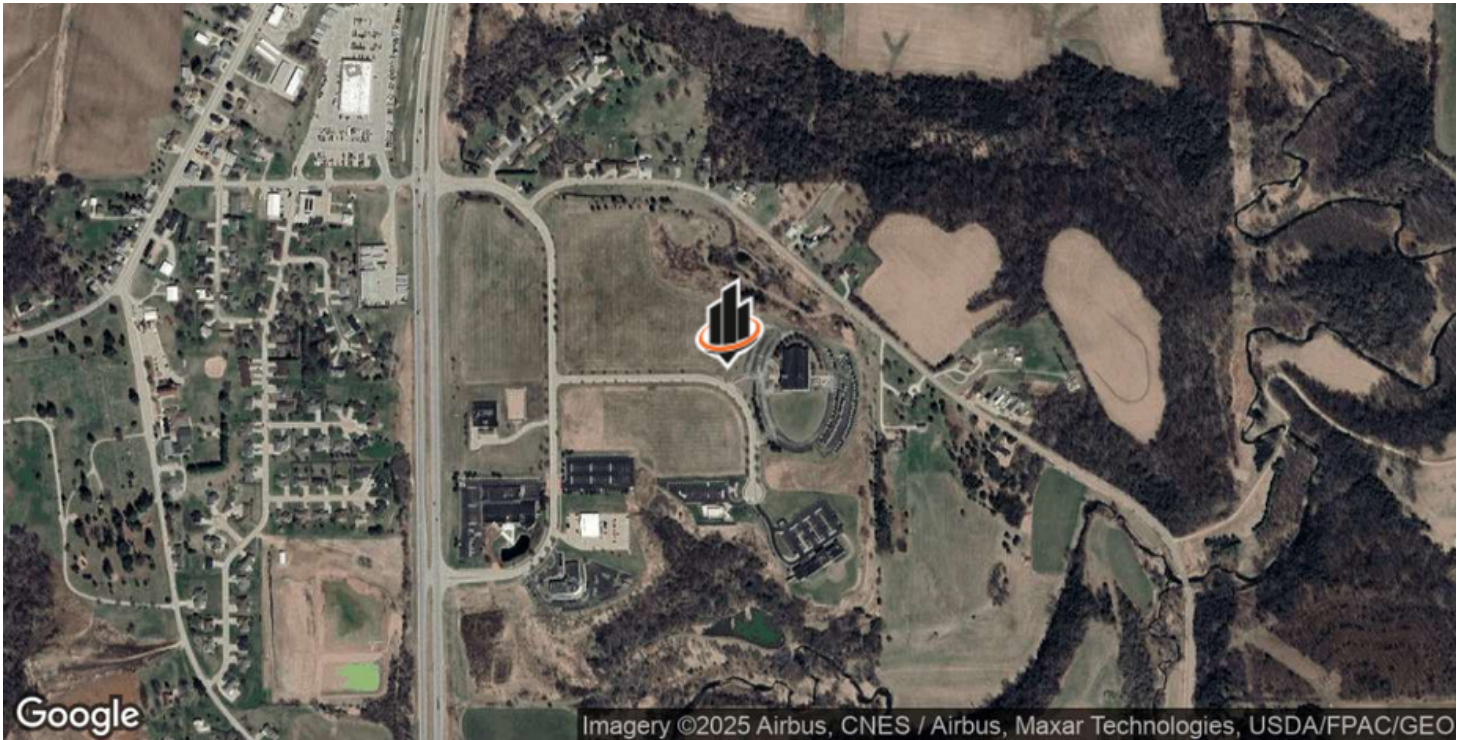
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LOCATION MAP



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RETAILER MAP



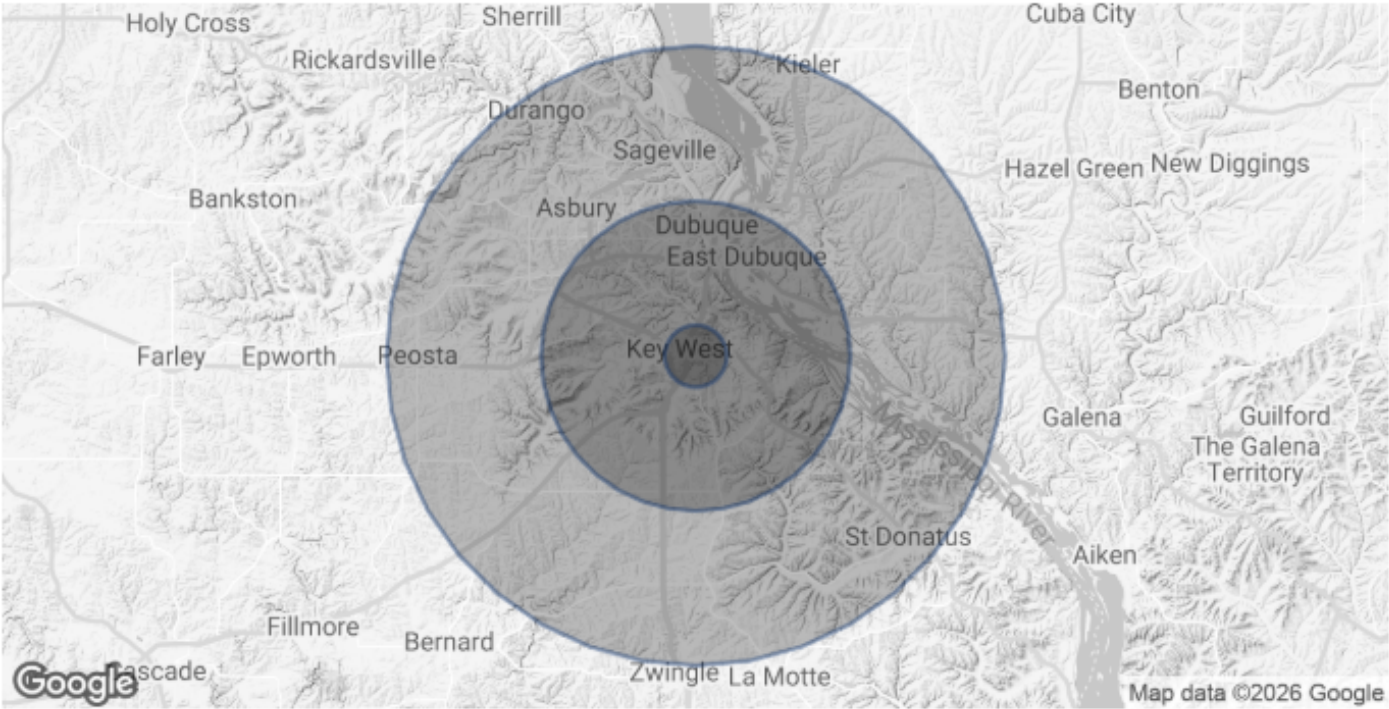
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,116	47,356	101,708
AVERAGE AGE	33.6	35.7	38.0
AVERAGE AGE (MALE)	29.3	33.8	36.3
AVERAGE AGE (FEMALE)	40.4	37.6	39.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	466	18,791	40,904
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$51,475	\$60,067	\$61,093
AVERAGE HOUSE VALUE	\$116,247	\$142,395	\$145,947

2020 American Community Survey (ACS)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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YOUR TEAM OF ADVISORS



HEATH D. BULLOCK, CCIM, SIOR

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Heath is approaching his twenty sixth year in the Commercial Real Estate Industry with experience in all disciplines including retail, office and industrial product. After over fourteen years with CBRE's local affiliate Heath was selected as JLL's Iowa Markets Leader to develop a brokerage team located in Des Moines. In 2017, Heath ventured out to open his own commercial real estate firm. Heath is actively involved in consulting, development and transactional work throughout the state of Iowa. Heath brings an extensive knowledge base and numerous client relationships from his experience with corporate real estate, large firm platforms, SIOR Network and the local business community. Past achievements include over thirty production awards and acknowledgements from past brokerage relationships and the Greater Des Moines real estate and business community. Most recently Heath and his team joined the SVN brand joining forces with over 200 offices in 500 markets.



PATRICK GRAHAM

O: 515.494.7284 | patrick.graham@svn.com

Patrick has over 10 years of experience in commercial property and asset management of many retail, development and Industrial properties. Patrick has worked on housing developments, new commercial projects, land acquisition, and many other commercial projects. To go along with his Real Estate knowledge Patrick is a graduate of William Penn University with a degree in Marketing and Management. Patrick is originally from the North Iowa area, before moving to the Ames/Ankeny area 20 years ago. Patrick has an extensive management background that includes many positions such as General Manager for JR Motorsports in Ankeny and Boone Iowa overseeing Sales, Marketing, Shipping, a complete machine shop and fabrication shop. Also to go along with that Patrick has been a Service Manager for various automotive dealerships as well. He has an extensive automotive background. Patrick has many other interests outside of Commercial Real Estate as well. After high school and college sports Patrick continued his love of competition in racing. He has been involved in automobile racing for 30+ years throughout the Midwest, winning many championships along the way, most recently the Karl Chevrolet Dirt Truck Racing championship. Patrick has teamed up with many charities over this time as well to help get donations for such worthy causes as JD RF and many other events to benefit others. Patrick also enjoys meeting the young race fans helping to promote the sport. Along with this passion, Patrick also is an announcer for the Racindirt.tv broadcasts that is seen by thousands on Pay-Per-View broadcasts throughout the year.

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