

# FOR LEASE: WALMART OUTLOT STRIP MALL SPACE

LeMars Build To Suit



Prototype

## PROPERTY INFORMATION

- Excellent opportunity in bustling Walmart Outlot retail area just off IA Hwy 75, near the LeMars Regional Airport.
- Neighbors include Walmart, Dollar Tree, Family Hair Care, The Education Station, Verizon, Maurices, and many other thriving businesses.

1319 Holton Drive  
LeMars, IA 51031

**AVAILABLE:** 18,000 +/- SF  
**PRICE:** \$16.00 SF  
**TERMS:** NNN  
**2015 ESTIMATED NNN:** \$3.00 PSF  
**OCCUPANCY:** TBD  
Estimated Improvement Allowance  
\$25.00 PSF



For more information,  
please contact:

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

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As the major shopping destination for the surrounding rural population, LeMars serves as the Plymouth County Seat and is located 25 miles north of Sioux City, Iowa. Officially designated as the "Ice Cream Capital of the World" in 1994, LeMars has been the home to Wells Enterprises, makers of Blue Bunny Ice Cream, since the company's founding in 1913. The total population of LeMars is 9,826 residents, and is home to Walmart Supercenter.

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COMPANIES

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