

LAND FOR SALE

# BLAIN'S FARM & FLEET OUTLOTS

3300 N. US-61 | Muscatine, Iowa 52761



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## LAND AVAILABLE

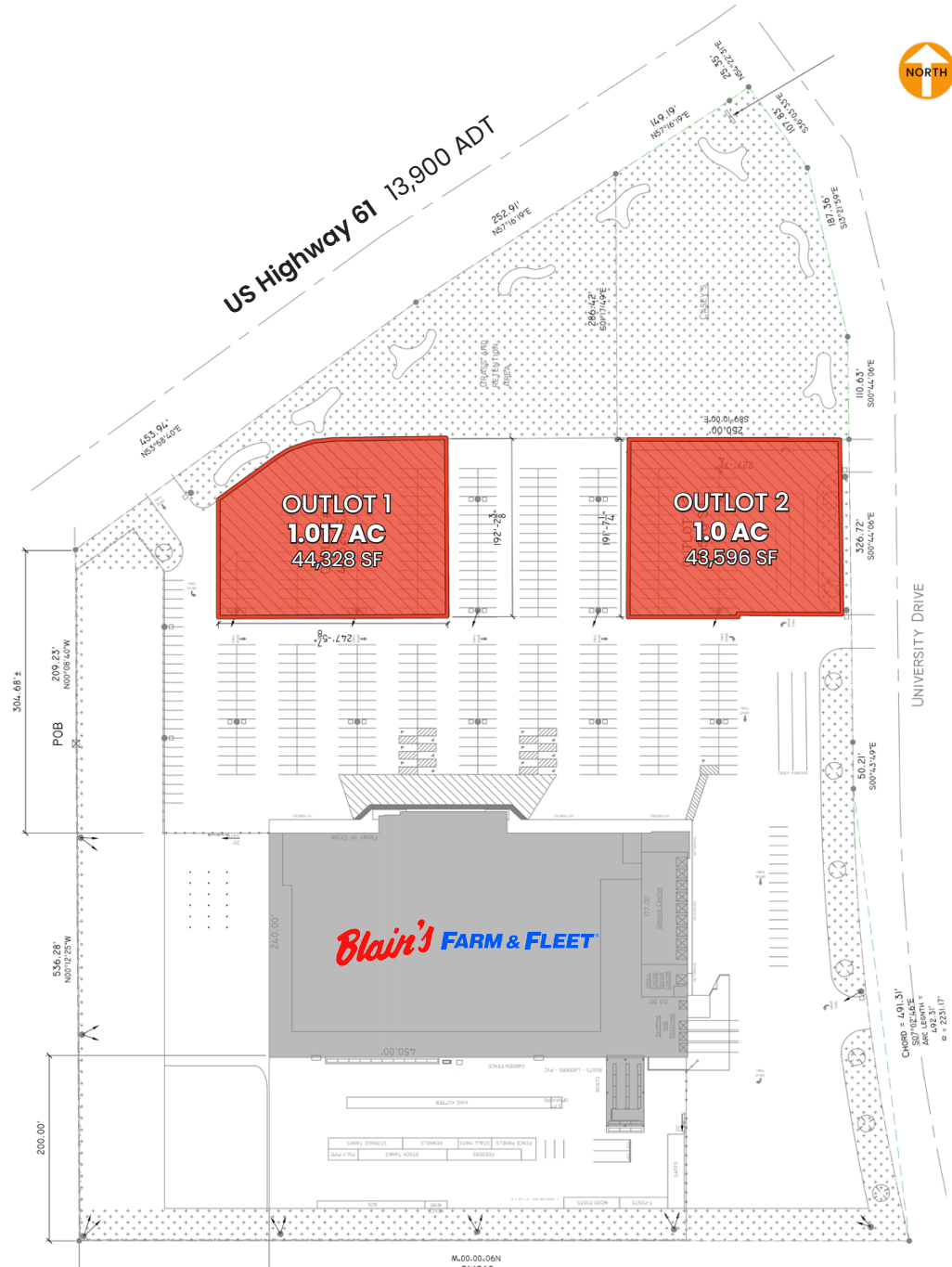
- Outlot 1** 1.017 AC
- Outlot 2** 1.0 AC

## SITE SUMMARY

- Two (2) prime commercial outlots available in a high-traffic retail corridor
- Situated as outlots of Blain's Farm & Fleet with established customer traffic, benefiting from strong co-anchors Menards and Walmart
- Located on US Highway 61 (13,900 ADT)
- Ideal for QSR/fast food, financial services, medical/dental, automotive, or other retail/service users
- Pad-ready opportunity in an established trade area with proven retail demand
- Two full access points connecting to Route 61 for convenient ingress/egress
- Adjacent to Hon Industries with approximately 8,000 employees

## DEMOGRAPHICS

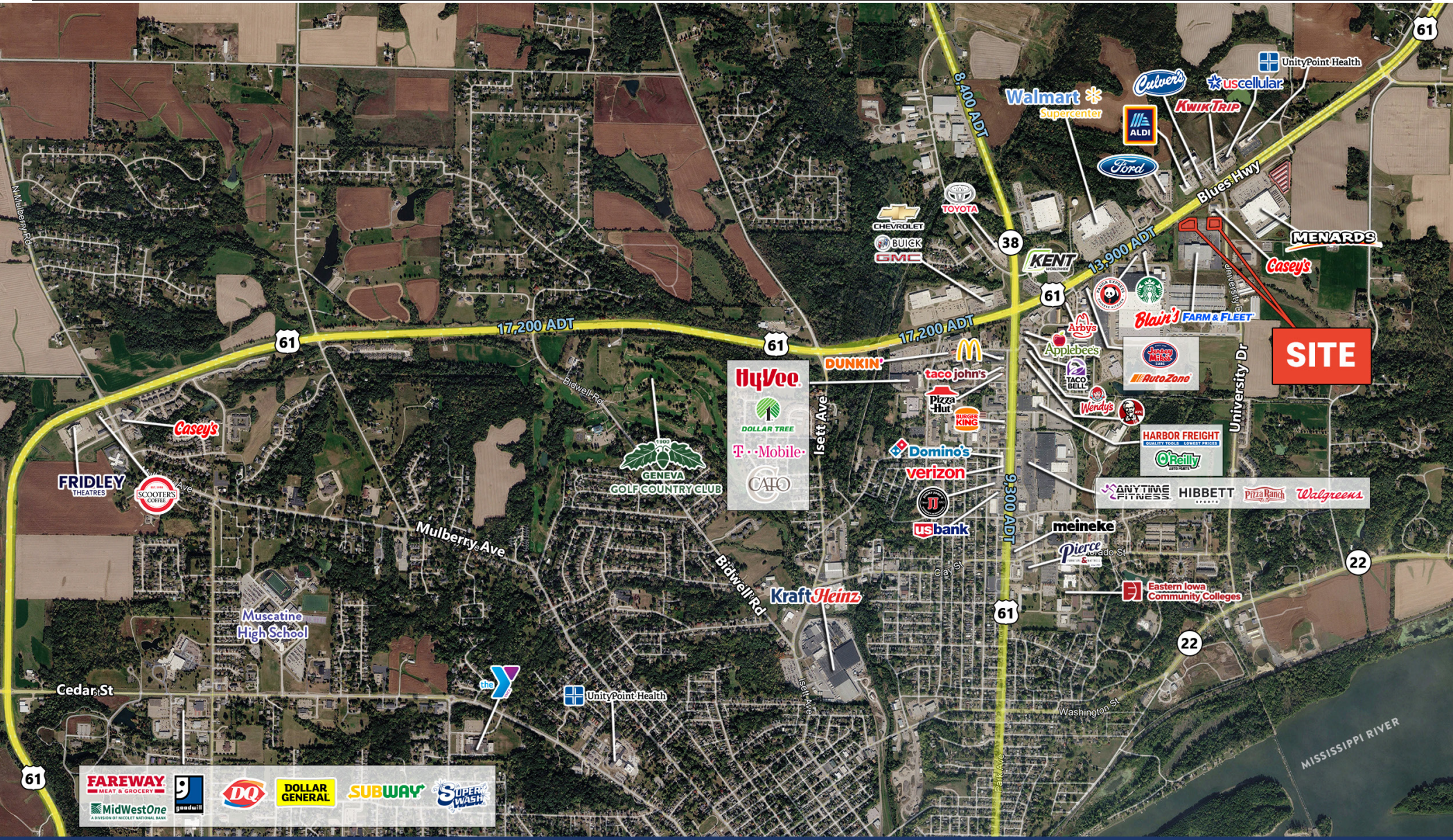
|                            | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------------------|----------|----------|----------|
| <b>Total Population</b>    | 1,251    | 16,907   | 26,524   |
| <b>Average HH Income</b>   | \$74,444 | \$85,787 | \$88,326 |
| <b>Total Housing Units</b> | 674      | 7,583    | 11,841   |



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FOR MORE INFORMATION, CONTACT

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