



WALMART/MENARD'S SHADOW END CAP/DRIVE THRU AVAILABLE! JOIN T-MOBILE!



**1945 VENTURE DRIVE
OTTUMWA, IA 52501**

- **Now Available for Lease!**
- Two-Tenant Building
- 2,290 Square Feet with Drive-Thru Available, Adjacent to T-Mobile
- Anchored by Walmart Supercenter & Menards
- Strong Highway 34 Visibility & Signage
- Asking Rent: Call for Pricing

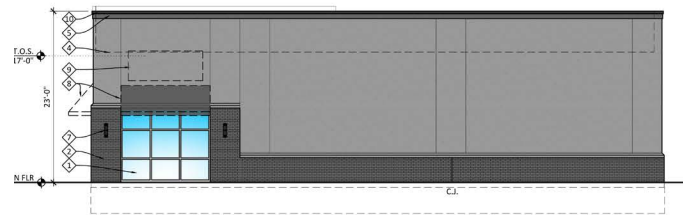


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION:	12,499	19,075	27,662
HH INCOMES:	\$66,664	\$63,664	\$68,845

CONTACT THE HARDCORNER TEAM:

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PRELIMINARY EAST ELEVATION
SCALE: 1/8" = 1'-0" 5



PRELIMINARY SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 4



PRELIMINARY WEST ELEVATION
SCALE: 1/8" = 1'-0" 3

