

FOR SALE OR LEASE > RETAIL BUILDING

# JC PENNEY, FORMER

504 NORTH ADAMS STREET, CARROLL, IA 51401



Accelerating success.



## Building information

Type of Listing:	Building for Sale or Lease	Intersection:	5 <sup>th</sup> St & N Adams
Sale Price:	Call for details		
Lease Price:	\$4.50/PSF		
Operating Type:	NNN	Real Estate Taxes:	\$13,868 (2019)
Est. Expenses:	\$ /SF (YEAR)	Construction:	
Total SF Available:	21,724 SF	Ceiling Height:	
Building SF:	21,724 SF	Heat & A/C:	Yes
Lot Size:	23,600 SF	Roof:	
Year Built:	1972	Sprinkler:	
		Restrooms:	( )
		Length of Lease:	Negotiable
		TI Allowance:	Negotiable
		Rent Escalator:	Negotiable

## Overview

Retail anchor space located in the heart of downtown Carroll. Strong local, regional and national tenants nearby.

*Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.*

## Contact us

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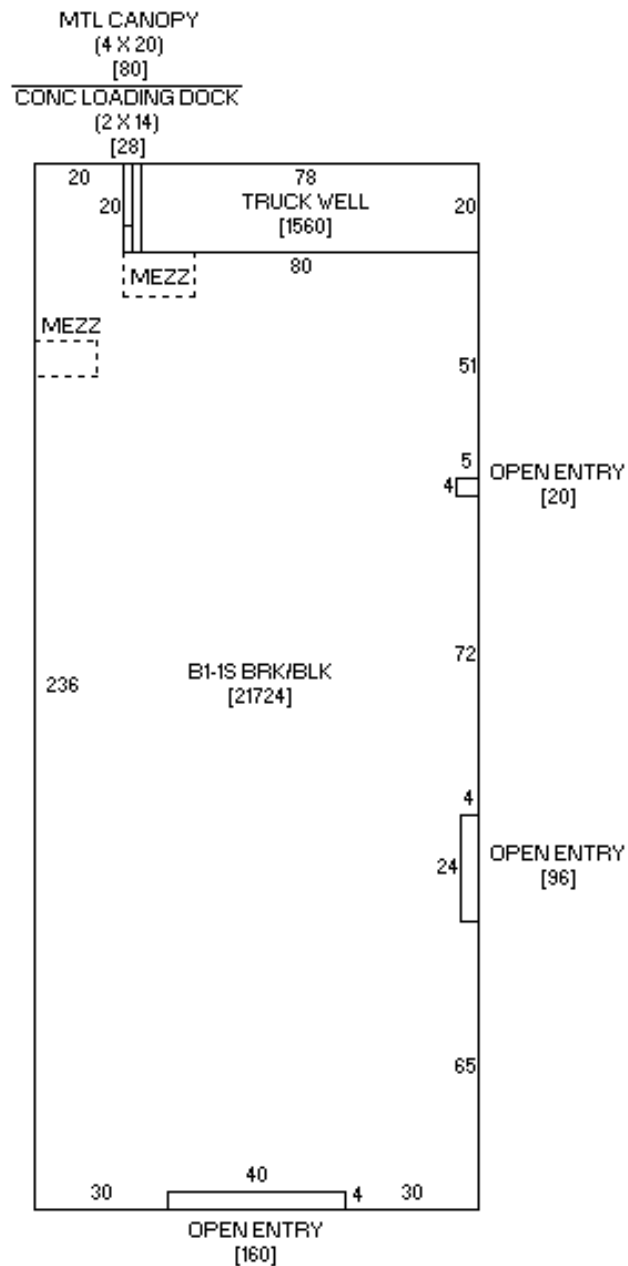
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## Floor plan



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## Aerial



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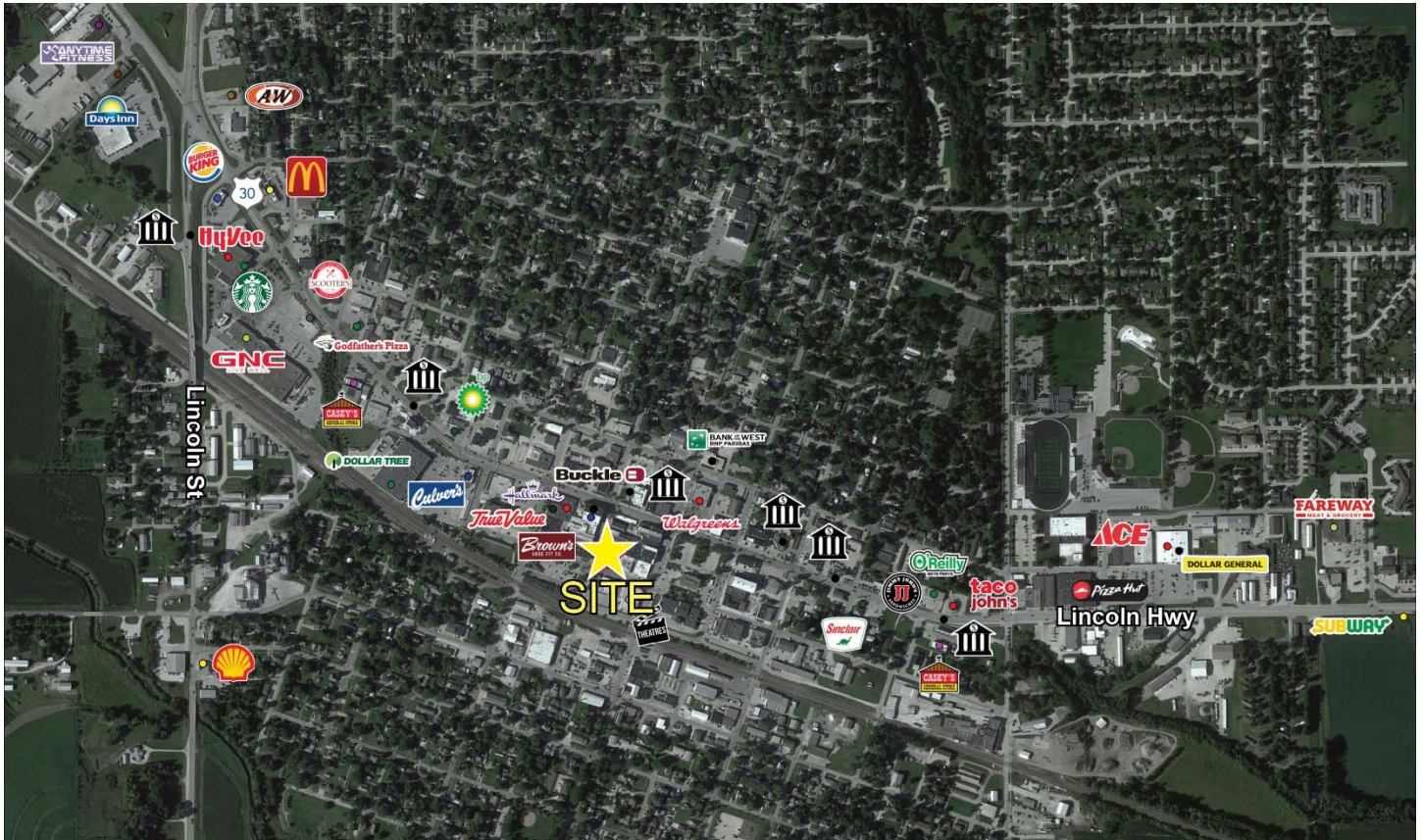
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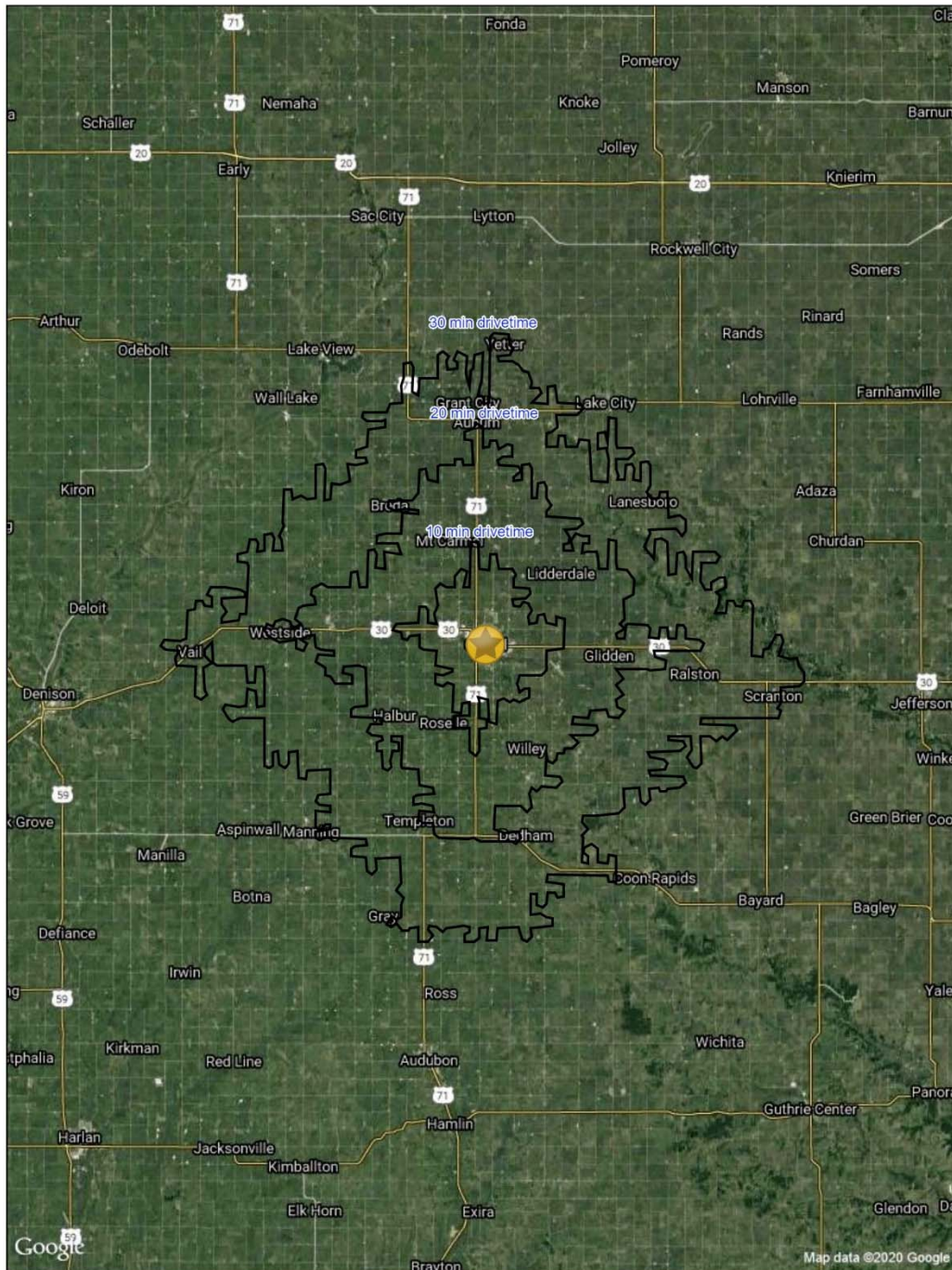
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## Demographics



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## Demographics

**COMPLETE PROFILE**

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Colliers International | Omaha

Lat/Lon: 42.0651/-94.8687



RFULL9

**504 N Adams St****Carroll, IA 51401**

10 min drivetime 20 min drivetime 30 min drivetime

**Population**

Estimated Population (2020)	10,462	14,743	19,366
Projected Population (2025)	10,100	14,311	18,824
Census Population (2010)	10,815	15,217	20,176
Census Population (2000)	10,820	15,572	20,978
Projected Annual Growth (2020-2025)	-362 -0.7%	-432 -0.6%	-542 -0.6%
Historical Annual Growth (2010-2020)	-353 -0.3%	-474 -0.3%	-810 -0.4%
Historical Annual Growth (2000-2010)	-5 -	-355 -0.2%	-802 -0.4%
Estimated Population Density (2020)	214 psm	55 psm	29 psm
Trade Area Size	48.9 sq mi	267.9 sq mi	656.5 sq mi

**Households**

Estimated Households (2020)	4,649	6,431	8,376
Projected Households (2025)	4,394	6,109	7,953
Census Households (2010)	4,604	6,363	8,382
Census Households (2000)	4,409	6,151	8,251
Projected Annual Growth (2020-2025)	-255 -1.1%	-323 -1.0%	-423 -1.0%
Historical Annual Change (2000-2020)	240 0.3%	281 0.2%	124 -

**Average Household Income**

Estimated Average Household Income (2020)	\$76,439	\$78,314	\$81,369
Projected Average Household Income (2025)	\$102,627	\$105,716	\$109,768
Census Average Household Income (2010)	\$55,544	\$57,742	\$58,625
Census Average Household Income (2000)	\$49,414	\$48,517	\$47,399
Projected Annual Change (2020-2025)	\$26,188 6.9%	\$27,402 7.0%	\$28,398 7.0%
Historical Annual Change (2000-2020)	\$27,025 2.7%	\$29,797 3.1%	\$33,970 3.6%

**Median Household Income**

Estimated Median Household Income (2020)	\$59,687	\$62,010	\$62,082
Projected Median Household Income (2025)	\$68,842	\$71,786	\$71,877
Census Median Household Income (2010)	\$48,294	\$49,930	\$49,733
Census Median Household Income (2000)	\$41,259	\$40,088	\$39,006
Projected Annual Change (2020-2025)	\$9,155 3.1%	\$9,777 3.2%	\$9,795 3.2%
Historical Annual Change (2000-2020)	\$18,427 2.2%	\$21,922 2.7%	\$23,076 3.0%

**Per Capita Income**

Estimated Per Capita Income (2020)	\$34,192	\$34,339	\$35,329
Projected Per Capita Income (2025)	\$44,883	\$45,306	\$46,515
Census Per Capita Income (2010)	\$23,645	\$24,146	\$24,356
Census Per Capita Income (2000)	\$19,942	\$18,993	\$18,519
Projected Annual Change (2020-2025)	\$10,690 6.3%	\$10,967 6.4%	\$11,186 6.3%
Historical Annual Change (2000-2020)	\$14,250 3.6%	\$15,346 4.0%	\$16,810 4.5%
Estimated Average Household Net Worth (2020)	\$447,996	\$446,902	\$460,413

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

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