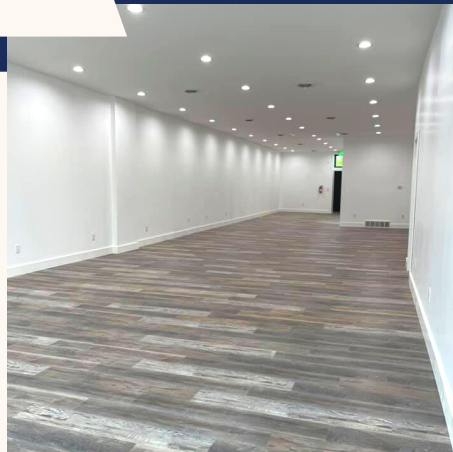




**OFFERED AT
\$600/MONTH**

219 & 221 3RD ST Parkersburg, Iowa



BUILD-OUT TO SUIT COMMERCIAL SPACE

Business and retail owners take note! This completely renovated property is at the epicenter of the Parkersburg downtown business district. Enjoy high traffic counts and a great downtown feel. Each side of this building offers over 1400 sq. ft. of main-level space perfect for an office or retail space! On-street parking for staff and clients.

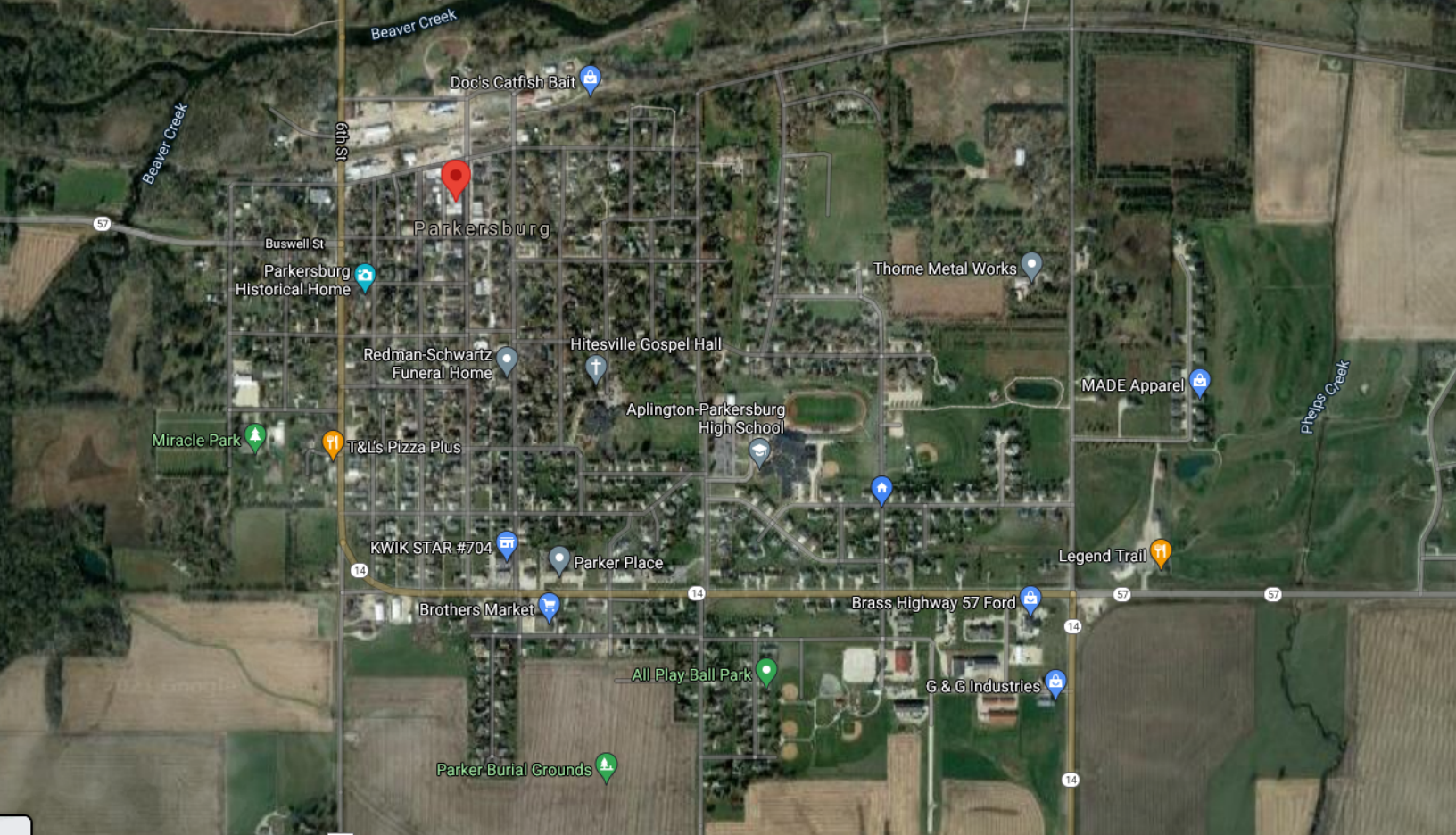
SPACE FEATURES

Type: Retail or Office Space for Rent
Total Available sq. ft 3000
(221 3rd) 1550 sq. ft
(221 3rd) is 1450 sq. ft
Zoned: Central Commercial
Year Built: 1895
Handicap Accessible Entrances/Restrooms
Wired for High-Speed Internet



319-215-5354

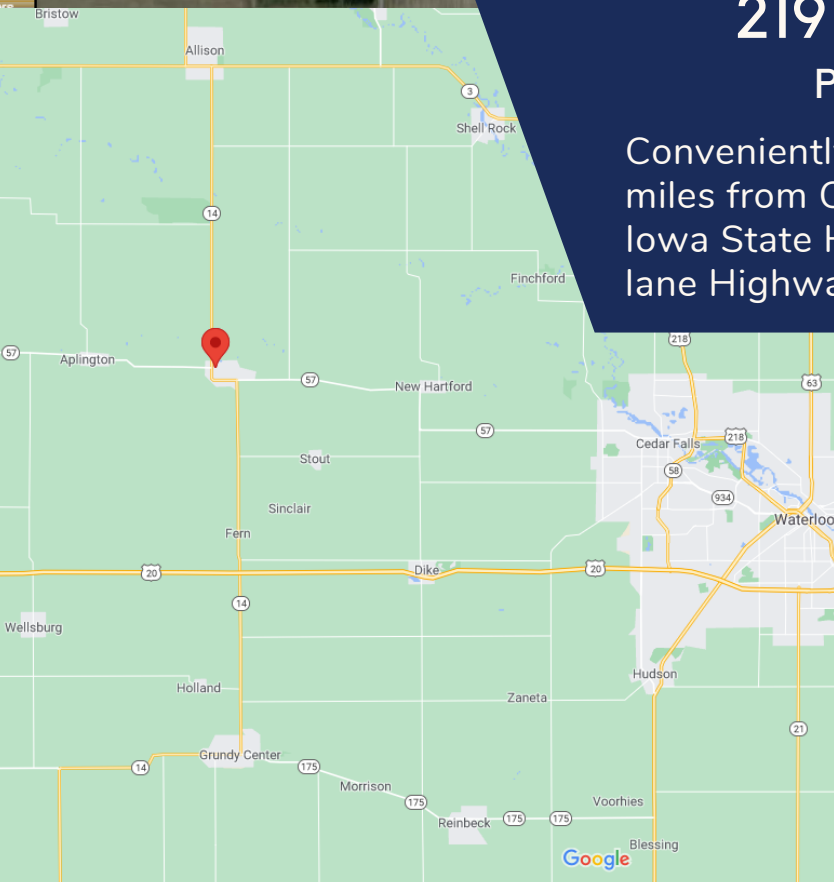
Call To Take a Look Today!



219 & 221 3RD STREET

Parkersburg, Iowa 50665

Conveniently located 27 miles from Waterloo & 20 miles from Cedar Falls. Parkersburg is located along Iowa State Highway 57 and 14 & 8 miles north of 4 lane Highway 20.



TRAFFIC COUNTS

- Highway 57: 2840 Vehicles AADT
- Highway 14: 3400 Vehicles AADT
- 3rd Street: 2770 Vehicles AADT

DEMOGRAPHICS

- Population: 1,928
- Median Household Income: \$ \$56,371
- Median resident age: 42.6

Demographic Data sourced from [City-Data.com](https://city-data.com). Traffic Count Data sources from iowadot.com