



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

FOR SALE

2532 Crossroads Boulevard
Waterloo, Iowa



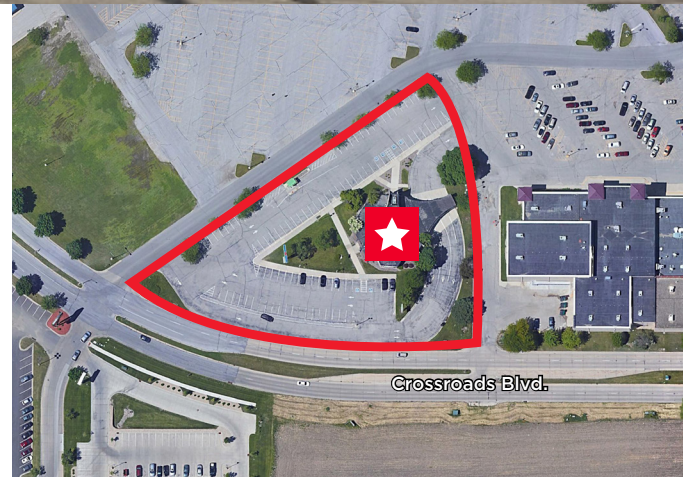
8,573 SF Class A Office Space
Sale Price: \$999,000

Property Highlights

- 2.5 Acres
- Built in 1970
- Well maintained on-site parking, 102 spaces available
- Located in prominent Crossroads district

Building Features

- Large conference room
- Kitchenette
- Cubicle area
- Large open area which could be easily transformed for any use



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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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PROPERTY PHOTOS



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AREA RETAIL MAP / DEMOGRAPHICS



Demographics

	1 Mile	3 Mile	5 Mile
Population	3,931	47,215	74,403
AVG. HH Income	\$47,050	\$55,591	\$55,647
Total Households	1,802	19,990	31,073

Traffic Counts

San Marnan Drive:	17,900 VPD
La Porte Road:	10,900 VPD

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