

# NEW RETAIL DEVELOPMENT

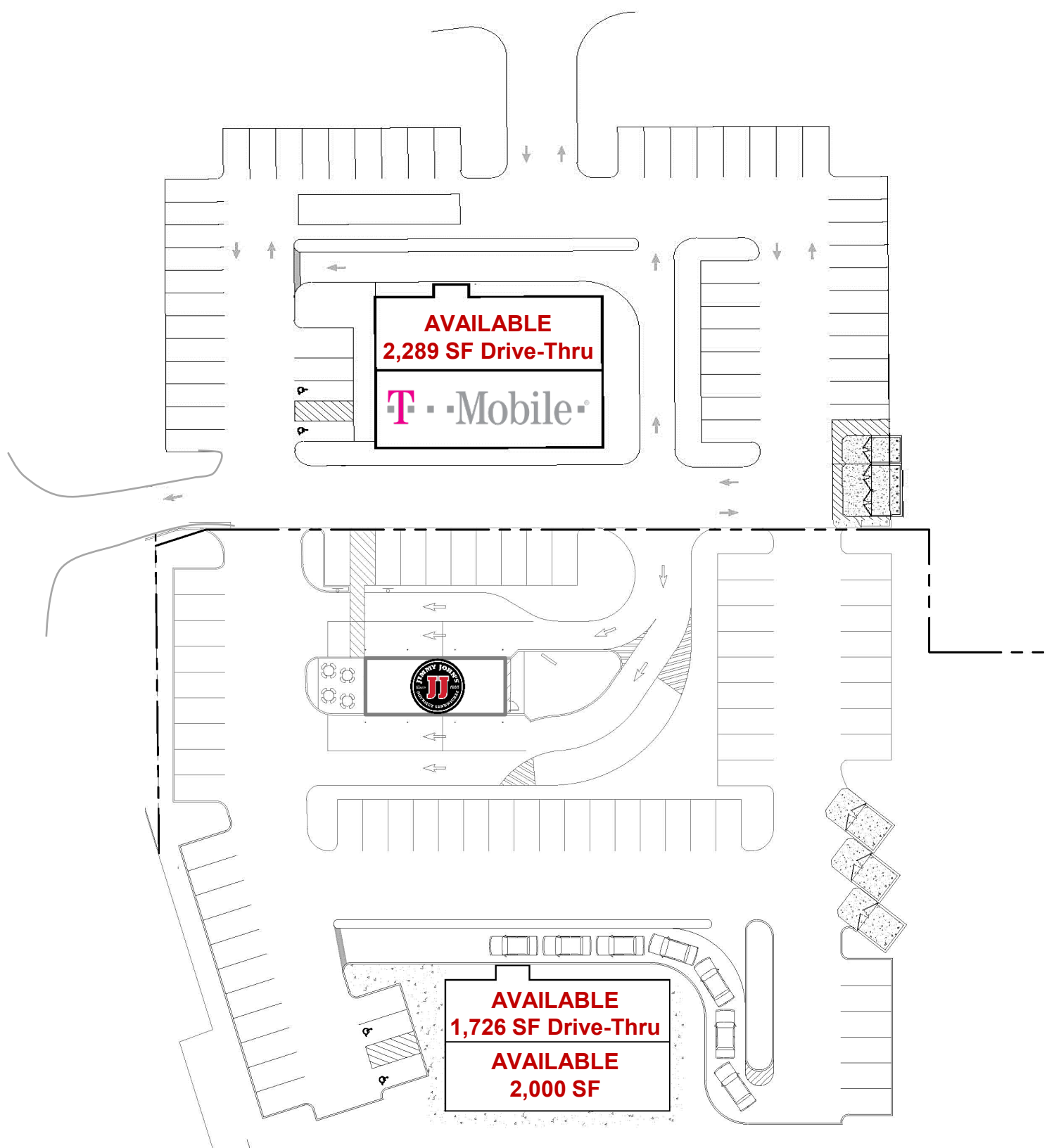


**Winfield & N Grand Avenue | Mt Pleasant, IA 52641**

## PROPERTY INFORMATION

- New three building retail development with up to **6,015 SF** available for lease with drive-thru opportunities adjacent co-tenants T-Mobile and Jimmy Johns
- Located at a signalized intersection across the street from Walmart Supercenter on the corner of N Grand Avenue and Winfried Avenue
- Nearby Leading Retailers include Advanced Auto Parts, Aldi, Arbys, Dollar General, Pizza Hut, Walmart and more
- Retail and restaurant opportunities available

# SITE PLAN





AERIAL

E WINFIELD AVENUE

SITE

N GRAND AVE

E Maple Leaf Dr

Fairfield  
24 Miles

Burlington  
30 Miles

Sam's  
AUTO SALES  
**Pilot**  
Northeast  
Animal  
Hospital

Walmart

MURPHY  
USA

DOLLAR TREE

McDonald's  
TACO BELL

T-Mobile

Super 8  
Pizza Hut  
Quality INN  
BW Best Western





ORSHELN  
FARM & HOME  
DOLLAR GENERAL  
Pizza Ranch







## Demographics

	1-MILE	3 - MILES	5 - MILES
<b>POPULATION</b> 	2,314	9,998	11,088
<b>HH INCOME AVERAGE</b> 	\$79,675	\$70,675	\$73,810
<b>MEDIAN</b> 	\$62,084	\$60,043	\$62,250
<b>HOUSEHOLDS</b> 	800	4,111	6,148
<b>EMPLOYMENT DENSITY</b>	1,560	3,527	11,088

## Top Henry County Employers

Employer	# of Employees
Henry County Schools	4,950
Luxottica Retail Group	2,000
Henry County Government	1,818
Piedmont Henry Hospital	1,800
Federal Aviation Administration	1,000
PVH Corp	1,000
Home Depot Direct Fulfillment Center	780
Southern States, LLC	409
Wayfair	400
Henry County Water Authority	250

## Contact Us

**Gabe Schuchman**  
248.646.9999  
[gabe@alrigusa.com](mailto:gabe@alrigusa.com)

**Faith Fruciano**  
248.646.9999  
[faith@alrigusa.com](mailto:faith@alrigusa.com)

**Alrig USA**  
30200 Telegraph Road Suite 205  
Bingham Farms, MI 48025



**THE MEDIAN  
HOUSEHOLD  
INCOME WITH  
A 5-MILE  
RADIUS IS  
OVER \$70K**

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