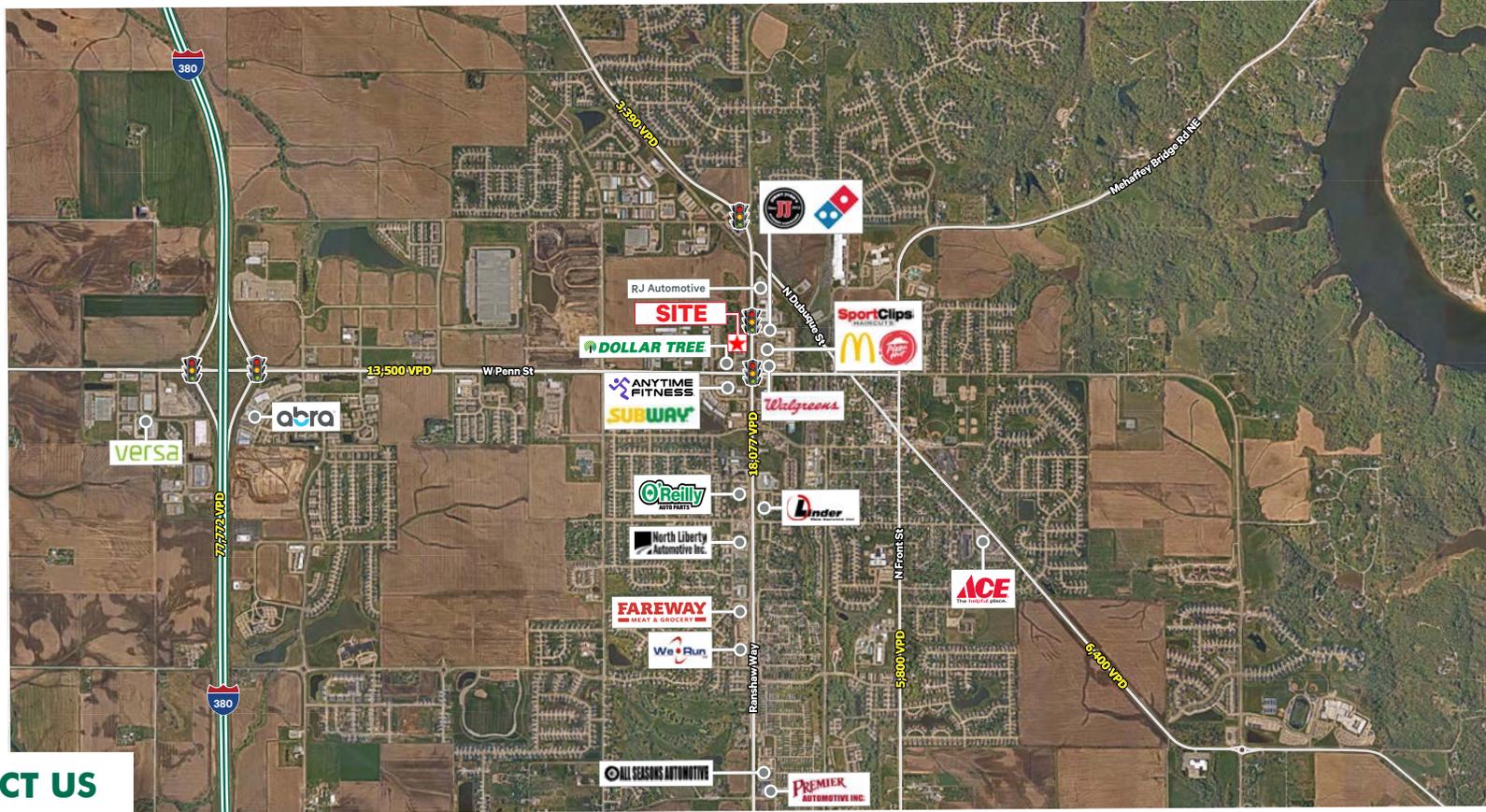


FOR SALE - ALDI EXCESS PROPERTY

**OUTLOT 1: +/- 0.84 AC LOT**

**OUTLOT 2: +/- 0.40 AC LOT**

725 HIGHWAY 965 NORTHEAST, NORTH LIBERTY, IOWA



**CONTACT US**

**PETER GRAHAM**

First Vice President  
+1 312 861 7851  
peter.graham@cbre.com

**BRENT WAYBURN**

First Vice President  
+1 312 935 1906  
brent.wayburn@cbre.com

## FOR SALE - ALDI EXCESS PROPERTY

# OUTLOT 1: +/- 0.84 AC LOT

# OUTLOT 2: +/- 0.40 AC LOT

725 HIGHWAY 965 NORTHEAST, NORTH LIBERTY, IA

## PROPERTY INFO

### ALDI EXCESS PROPERTY FOR SALE

- + Outlot 1 - Asking Price \$750,000
- + Outlot 2 - Asking Price \$250,000
- + Adjacent to new ALDI Store (Opening 2024)
- + High traffic count on Highway 965 (18,500 VPD)
- + Local retailers include Walgreens, Dollar Tree, Tin Roost, Field Day Brewing Company, McDonalds, and Taco Bell

## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 9,021     | 24,299    | 47,992    |
| DAYTIME WORKERS   | 3,237     | 9,005     | 18,347    |
| AVERAGE HH INCOME | \$136,701 | \$132,929 | \$131,650 |

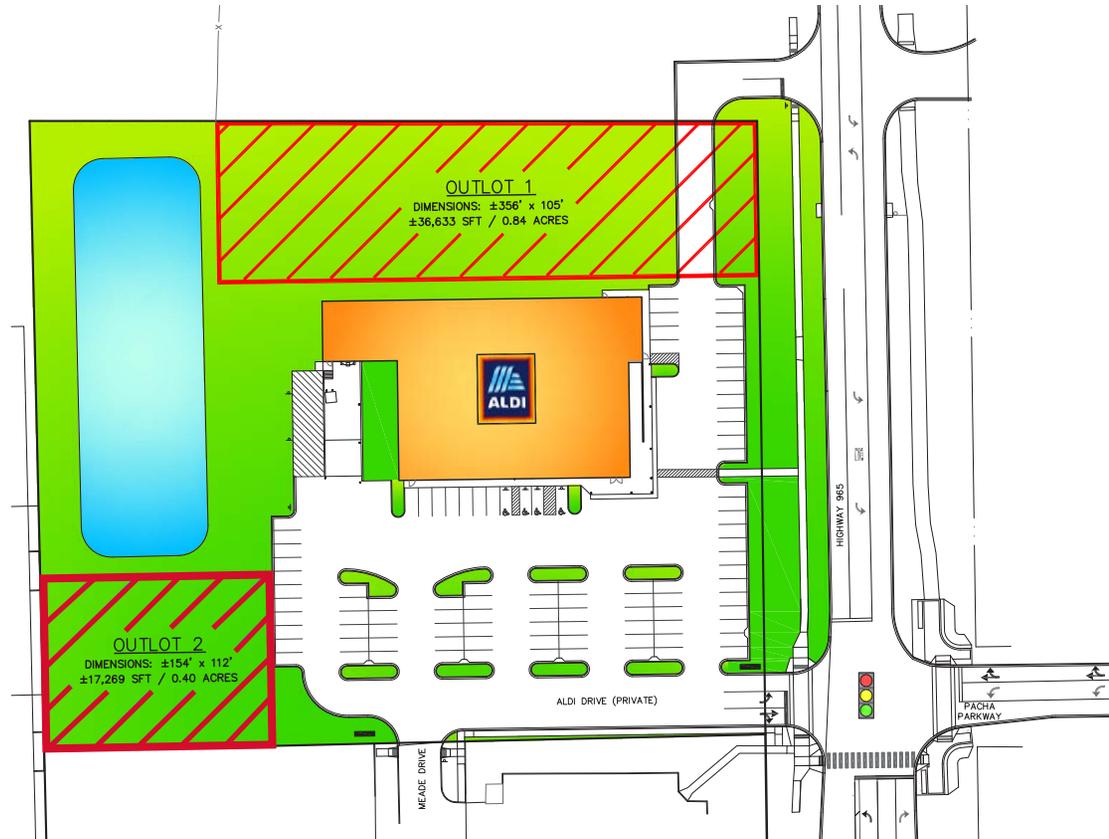


FOR SALE - ALDI EXCESS PROPERTY

**PARCEL 1: +/- 0.84 AC LOT**

**PARCEL 2: +/- 0.40 AC LOT**

725 HIGHWAY 965 NORTHEAST, NORTH LIBERTY, IA



IngenAE

SITE PLAN  
SCALE: 1" = 60'-0"

ALDI INC.  
NORTH LIBERTY, IA

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