

MASON CITY

3410-3440 4th St. SW, Mason City, IA 50401



Raul Walters
PROPERTIES



Property Information:

- Super Target anchored center with Staples
- New TJ Maxx opened in September 2016

Demographics:

	5 miles	15 miles	30 miles
Estimated Population in 2016	28,083	47,947	104,800
Projected Population in 2020	27,707	47,554	104,334
Average Household Income	\$58,337	\$62,107	\$61,618
Median Household Income	\$40,921	\$46,106	\$48,747



Additional Information:

- There are approximately 48 manufacturing plants in Mason City, including Kraft, Woodharbor & Smithfield Foods
- Due to regional draw & lack of regional mall competition, the trade area extends to a 60 mile radius with a population base of 388,544



For More Information Contact:

Raul Walters Properties

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314.584.1606 ext.2

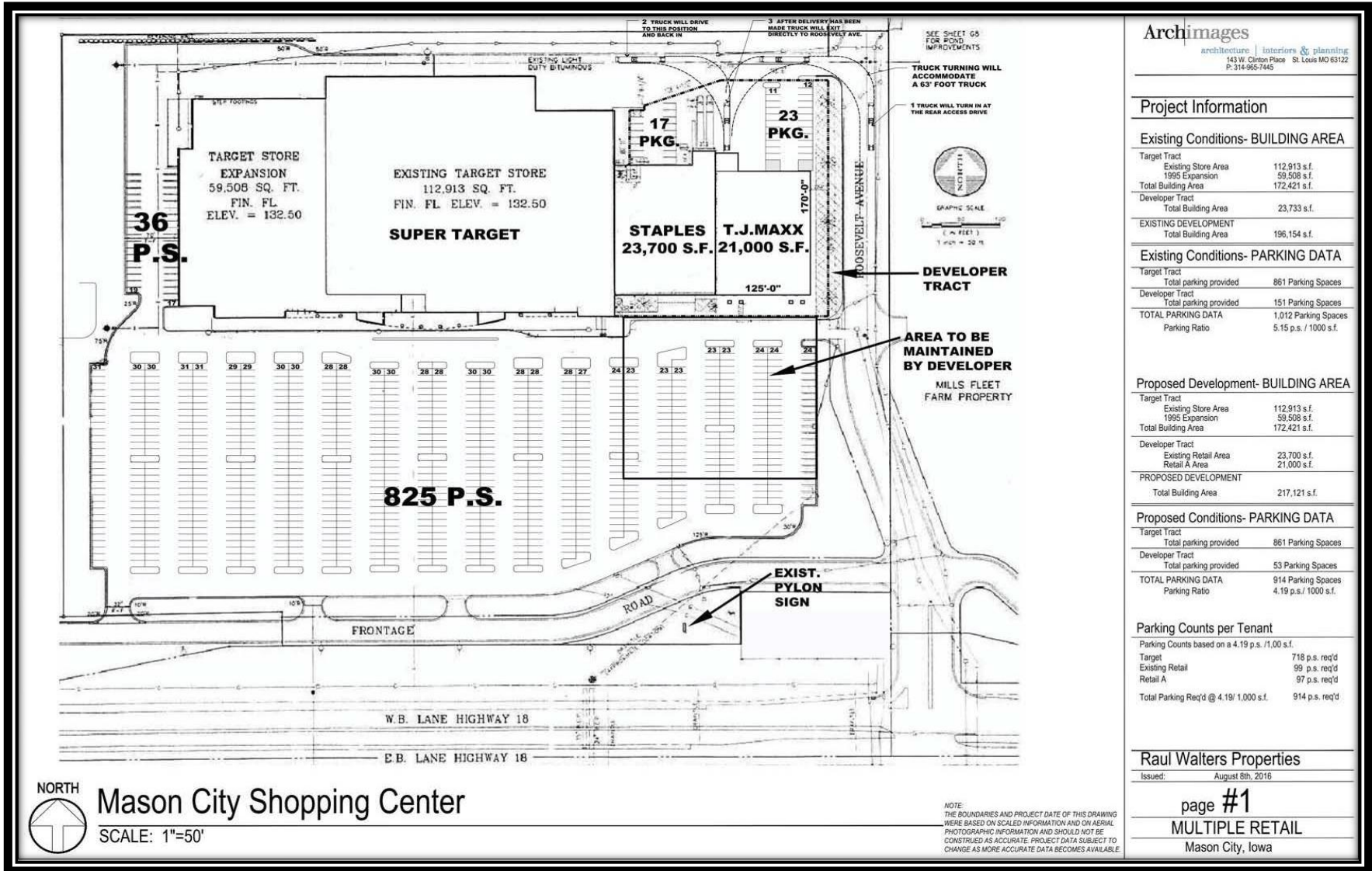
Office Address:
Two CityPlace Drive
Suite 450
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PROPERTIES



Archimages
architecture | interiors & planning
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Project Information

Existing Conditions- BUILDING AREA

Target Tract	
Existing Store Area	112,913 s.f.
1995 Expansion	59,508 s.f.
Total Building Area	172,421 s.f.
Developer Tract	
Total Building Area	23,733 s.f.
EXISTING DEVELOPMENT	
Total Building Area	196,154 s.f.

Existing Conditions- PARKING DATA

Target Tract	
Total parking provided	861 Parking Spaces
Developer Tract	
Total parking provided	151 Parking Spaces
TOTAL PARKING DATA	1,012 Parking Spaces
Parking Ratio	5.15 p.s. / 1000 s.f.

Proposed Development- BUILDING AREA

Target Tract	
Existing Store Area	112,913 s.f.
1995 Expansion	59,508 s.f.
Total Building Area	172,421 s.f.
Developer Tract	
Existing Retail Area	23,700 s.f.
Retail A Area	21,000 s.f.
PROPOSED DEVELOPMENT	
Total Building Area	217,121 s.f.

Proposed Conditions- PARKING DATA

Target Tract	
Total parking provided	861 Parking Spaces
Developer Tract	
Total parking provided	53 Parking Spaces
TOTAL PARKING DATA	914 Parking Spaces
Parking Ratio	4.19 p.s. / 1000 s.f.

Parking Counts per Tenant

Parking Counts based on a 4.19 p.s. / 1,000 s.f.	
Target	718 p.s. req'd
Existing Retail	99 p.s. req'd
Retail A	97 p.s. req'd
Total Parking Req'd @ 4.19/ 1,000 s.f.	914 p.s. req'd

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Issued: August 8th, 2016

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MULTIPLE RETAIL
Mason City, Iowa



Mason City Shopping Center

SCALE: 1"=50'

NOTE:
THE BOUNDARIES AND PROJECT DATE OF THIS DRAWING
WERE BASED ON SCALED INFORMATION AND ON AERIAL
PHOTOGRAPHIC INFORMATION AND SHOULD NOT BE
CONSTRUED AS ACCURATE. PROJECT DATA SUBJECT TO
CHANGE AS MORE ACCURATE DATA BECOMES AVAILABLE.

