

Peosta, Iowa

# "PEOSTA SQUARE"

## MIXED USE DEVELOPMENT

8-10 Commercial Suites & 34 Residential Units



MERIT DEVELOPMENT

100 1/2 E MAIN ST, SUITE B  
MANCHESTER, IOWA 52057

563.608.1831



# CITY OF PEOSTA

## STRENGTHS

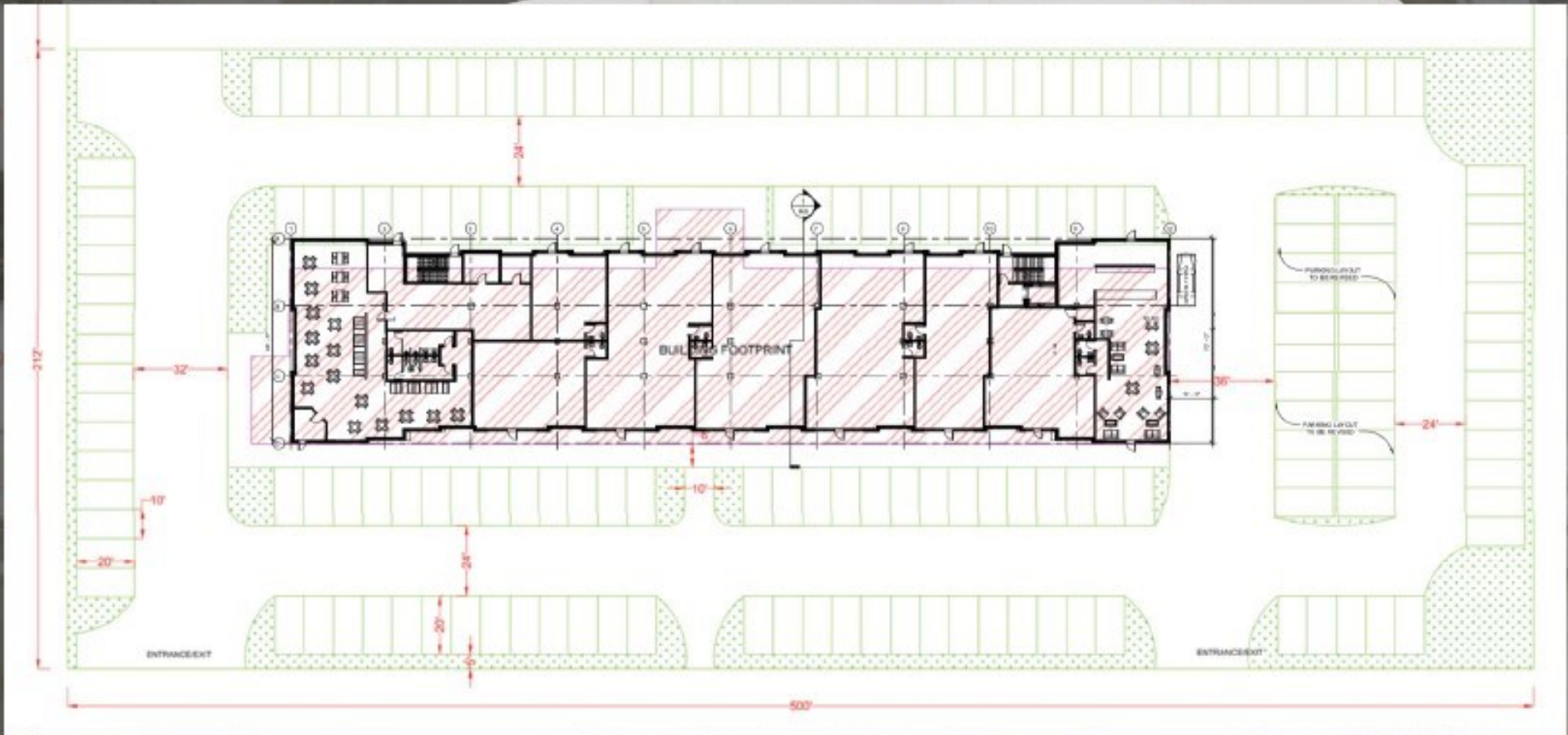
- ✓ **PEOSTA POPULATION**  
2,023
- ✓ **HOUSEHOLD INCOME: \$90,071**  
Highest income per household in Dubuque County
- ✓ **PEOSTA COMMUNITY & FITNESS CENTER**
- ✓ **VAST INDUSTRIAL PARK & RESIDENTIAL SUBDIVISIONS**  
Residential Subdivisions are growing rapidly
- ✓ **NORTHEAST IOWA COMMUNITY COLLEGE**
- ✓ **GROWTH OF DUBUQUE & ASBURY**  
Starting to mesh with Peosta
- ✓ **10 MINUTES TO DOWNTOWN DUBUQUE**  
and 5 Minutes to Southwest Arterial

## OPPORTUNITIES

- + **100,000+ PEOPLE**  
within 10 mile Radius
- + **2,000+ PEOPLE COMMUTING**  
into the Industrial Park everyday
- + **1000+ FULL TIME AND PART TIME STUDENTS**  
on the NICC campus
- + **COLLEGE SUITES STUDENT HOUSING PROJECT**  
191 Students
- + **LIMITED LEASE OPTIONS**  
Housing, Office/Business/Retail Space or Food/Restaurant
- + **ONE OF IOWA'S FASTEST GROWING COMMUNITIES**



# SITE PLAN



**Easy Access for  
Ingress and Egress**

**Ample Parking**

**Building Signage and  
Monument Signage**



### GENERAL SUMMARY

Address:	Commercial Court
Building Type:	Mixed Use – 3 Stories
Building Main Floor SF:	19,485 SF
Total Building SF:	58,000 SF
Foundation:	Slab on Grade
Lot SF:	3.37 Acres
High Visibility:	Traffic Counts: 8,500 + HWY 20: 18,000+
Accessibility:	Front & Rear Entrance; One Drive-through Capability
Parking:	160+ Surface Parking Stalls for Customers/Visitors, Employees and Residents

Historical & Boutique Presence

### COMMERCIAL SPACE

Unit Mix:	8-10 Commercial Suites - Main Floor
Suite Space:	Flexible Suite Layout from 1000 Sq Ft.
Lease Terms:	Negotiable Lease Terms
Amenities:	Abundance of Surface Parking for Businesses & Retail, Separate Utilities, Suite Restrooms, Open Floorplan, Front & Rear Service Entrances
Target Market:	Restaurant and Coffee Shop, Professional Office Suites
Commercial Finishing:	Warm Shell Delivery - Build Out Per Spec Available
Ceiling Height:	13'

### RESIDENTIAL SPACE:

Unit Mix:	34 Apartments: (12) 1 Bedroom 730 SF (14) 2 Bedroom 978+ SF (8) 2 Bedroom 1,295 SF
Rent Target:	\$900 - \$1300 per Unit
Garage:	Tenant Garage Available
Amenities:	Tenant Lobby, Secured Entrance, In Unit Laundry, Independently Metered, 9' ceilings, Private Balcony

### TIMELINE



Construction Begin  
**SPRING 2022**

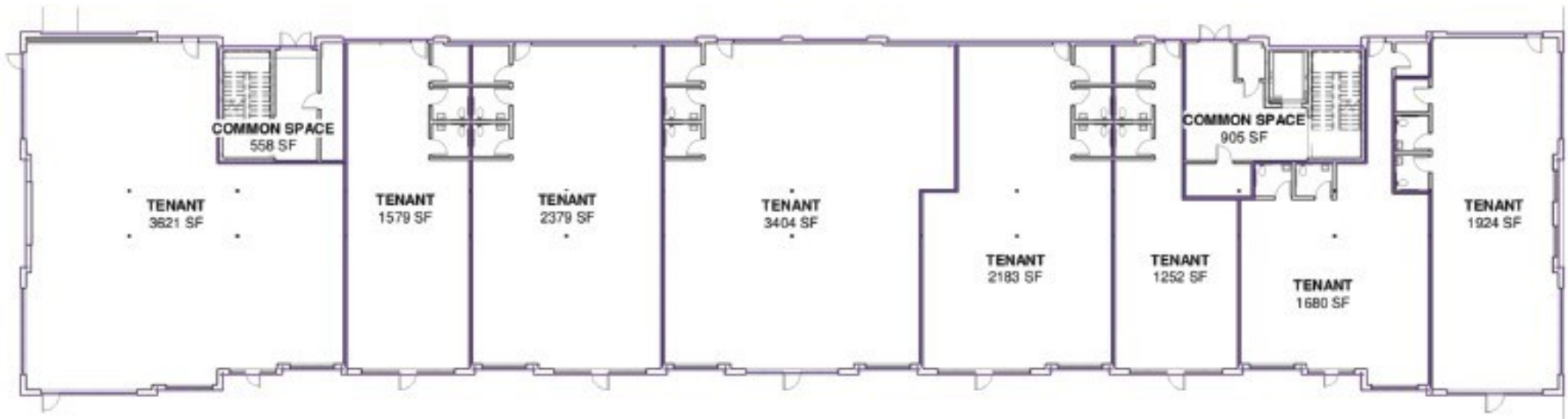


Completion  
**WINTER 2022**





1ST FLOOR



\*Commercal Space offers customizable sizes perfect for Restaurant, Chiropractor, Salon/Spa, Medical Clinic, Business Office or Retail Shop



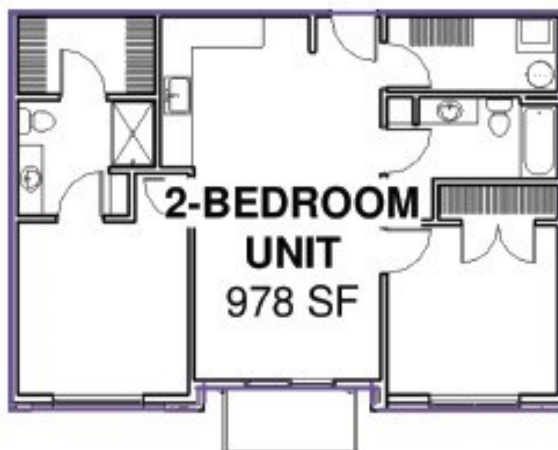
# 1 Bedroom

Approx. 730 SF



# 2 Bedroom

978+ SF

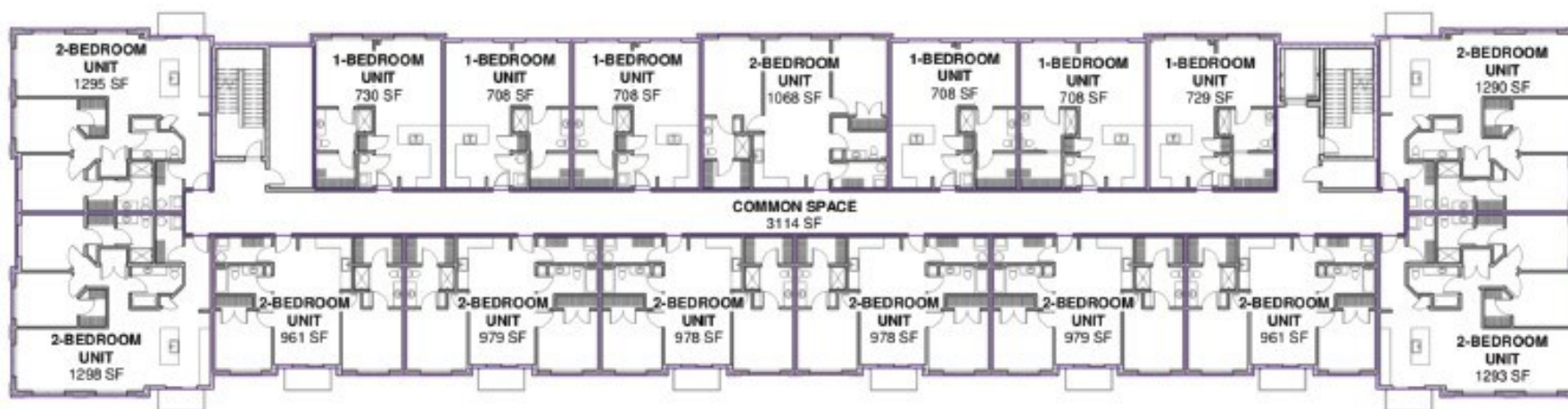


# 2 Bedroom

Approx. 1,295 SF



2ND & 3RD FLOORS





# MERIT DEVELOPMENT



WES SCHULTE



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MANCHESTER, IOWA 52057



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