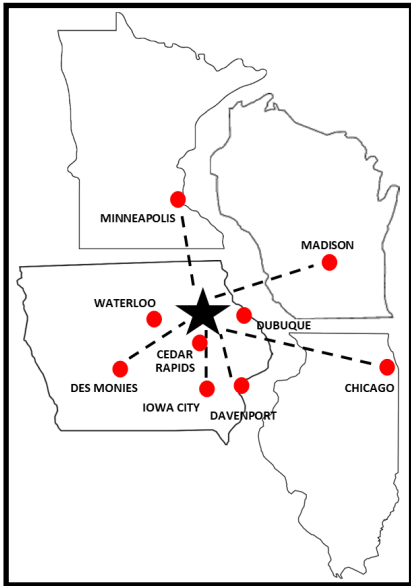


COMMERCIAL / BUSINESS LOTS

Manchester Business Park is located on the west side of Manchester, high growth area and on the main thoroughfare of Hwy 13/'Main Street' Address. This lot offers great visibility, ease of access to Hwy 20 & Hwy 13. Excellent location within 45 mile radius to 3 of Iowa's Largest Metro areas; Cedar Rapids, Dubuque & Waterloo. One parcel or Lot A — Development for users large or small. Lot B — High potential for national retailers. Lots C & D available.

~ 1.5 Acres Lots



PROPERTY HIGHLIGHTS

- Lot Size: 11.18 Acres
- Current Zoning: C-3
- Utilities at Property Line (Electric, Water, Sewer, Natural Gas)

AREA FEATURES

- 5,200+ Manchester, IA Population
- 17,800+ Delaware County Population
- 858,000+ People within 50 miles radius (Cedar Rapids, Dubuque, Waterloo)
- \$49,729 Household Income— Manchester, IA
- 6,800 VPD, Hwy 20 = 20K/VPD
- 1.2 Miles north of Hwy 20

NEIGHBORING OFFICE/RETAILERS

- Walmart Supercenter
- Farm Credit Services of America
- Black Hills Natural Gas Utility
- Norby's Farm Fleet
- Dairy Queen
- Subway
- Animal Health International
- Iowa DOT
- Citizens State Bank
- Kwik Star
- Dollar General
- Dollar Fresh
- Car Quest
- Pizza Ranch
- Alliant Energy
- Farm Services Agency
- Manchester Airport

