

# Prime Retail Rental Space at Hwy 4 & 18 Intersection (2201 Main)

2201 Main St | Emmetsburg, IA | US | Palo Alto County  
Available SF: 3,000 | Lease Rate: \$500 | Lease Terms: Negotiable



Building Type:	Retail, Commercial
Available SF:	3,000
Total SF:	3,000
Number of Stories:	2 story building - retail space on ground floor with apartments above
Expandable:	No
Zoning:	Commercial
Year Built:	1904
Former Use:	Retail
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Masonry
Sale Price Note:	Lease Only
Lease Rate:	\$500
Lease Terms:	Negotiable
Lease Rate Note:	\$500/month
Last Updated:	Apr 22, 2025

## Economic Development Contact

Gretchen Reichter  
City of Emmetsburg  
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## Realtor/Owner Contact

Deb Hite  
Owner  
712-480-3297

## Property and Area Description

Prime retail rental space on the ground floor of historic downtown building on corner of Highway 4 and Highway 18 in Emmetsburg. High traffic location. Parking for customers in front and on side of building. Dedicated parking for staff in back. Open floor plan, carpet and laminate flooring, LED lighting, restroom and four dressing rooms. Located next to Studio Hairsay and the Riviera Theatre. Across the street from bars, restaurants, shops, and professional businesses. Only two block away from Soper Park with beach access to Five Island Lake. Tenant is responsible for electric utilities, including electric heat. Average electric bill over two years has been \$250/month.

## Population



Source: ESRI®, 2025

## Households



Source: ESRI®, 2025

## Transportation

**Nearest Highway:** Highway 4 & Highway 18 (0 mi.)  
**Nearest Interstate:** Interstate 90 (40 mi.)  
**Nearest Airport:** Emmetsburg Municipal Utilities (2 mi.)  
**Nearest Commercial Airport:** Fort Dodge Regional Airport (65 mi.)  
**Rail Served:** Unknown  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

## Utilities

**Electric:** MidAmerican Energy Company  
**Natural Gas:** Emmetsburg Municipal Utilities  
**Water:** Emmetsburg Municipal Utilities  
**Sewer:** Emmetsburg Municipal Utilities