

1700 Park Avenue  
1700 Park Ave | Muscatine, IA | US | Muscatine County  
Available SF: 2,400 | Lease Rate: \$16



Building Type:	Retail
Available SF:	2,400
Total SF:	2,400
Zoning:	C-1
Lease Rate:	\$16
Last Updated:	Dec 12, 2025

Economic Development Contact

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Realtor/Owner Contact

Shawn Langan

Property and Area Description

Approximately 2,400 SF to be subdivide of high-profile retail or office space is available in the popular Park Plaza. This highly visible strip center on Park Ave (IA-38) offers easy access to US-61. The center boasts a strong co-tenant mix, including Subway, Vision Center, K Nails, and Peking Restaurant. Features include a large parking lot, prominent pylon and building signage, and a convenient loading dock. The interior offers an open floor plan with a spacious storage/loading area. Located in the premier Muscatine corridor, neighboring tenants include Muscatine Mall, O'Reilly Auto Parts, McDonald's, KFC, Jersey Mike's, and more. The landlord would consider subdivision. Zoned C-1.

Population



Source: ESRI®, 2025

Households

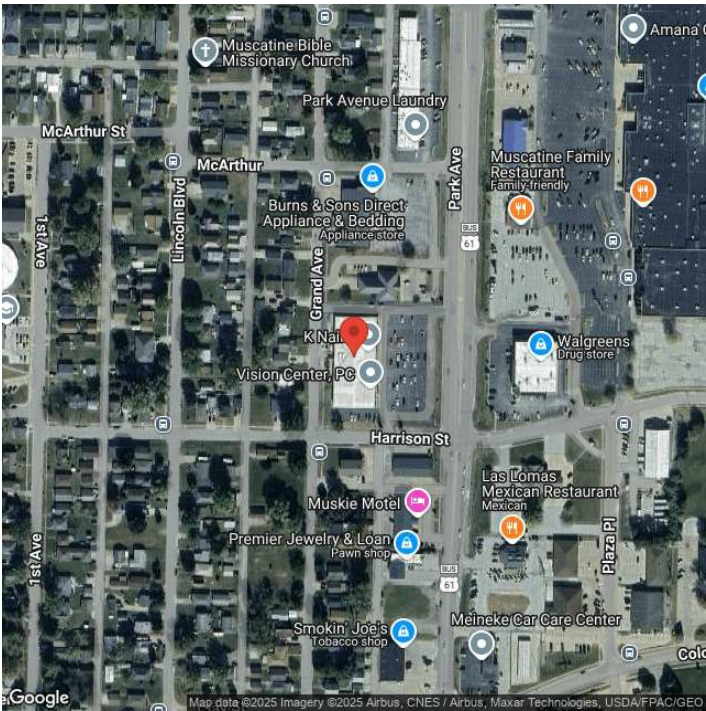


Source: ESRI®, 2025

Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

Property Images



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