



Zoning:	Industrial-Light
Topography:	Flat
Adjacent Available Acres:	0
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	245' x 570' (asymmetrical)
Sale Price Note:	TBD
Last Updated:	May 22, 2023

Economic Development Contact

Iowa Lakes Corridor Development Corporation
520 2nd Avenue East, Suite 2
Spencer, IA 51301
(800) 765-1428 | info@lakescorridor.com

Realtor/Owner Contact

Matt Forristal
Citizens First National Bank
712-213-3641 | mforristal@citizensfnb.com

Property and Area Description

Act now to acquire this prime investment property with highway frontage near downtown Spirit Lake. 11,700 vehicles each day. Near Hy-Vee, Fareway, Great Lakes Mall and several large employers.

Population

	16,267 10 Mile Radius	43,883 20 Mile Radius	166,198 50 Mile Radius
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Source: ESRI®, 2025

Households

	7,675 10 Mile Radius	19,582 20 Mile Radius	69,257 50 Mile Radius
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Source: ESRI®, 2025

Transportation

Nearest Highway: US Highway 71 (Adjacent mi.)
Nearest Interstate: I-90 (21.00 mi.)
Ingress/Egress Notes: Multiple entrances to US71/Iowa 9. Also direct access via private drive to Lincoln Avenue.
Nearest Airport: Spirit Lake (5.00 mi.)
Nearest Commercial Airport: Sioux Falls (98.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

Electric: Alliant Energy
Natural Gas: Black Hills Energy
Water: City of Spirit Lake
Sewer: Iowa Great Lakes Sanitary District
Telecommunications: Mediacom, others