

Zoning:	Other
Topography:	graded, gentle hills
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Last Updated:	Mar 28, 2024

Economic Development Contact

Bradley Bark
Greater Muscatine Chamber of Commerce & Industry
208 West 2nd street, Suite 201
Muscatine, IA 52761
(563) 263-8895 | bbark@muscatine.com

Realtor/Owner Contact

R.L. Fridley Theatres Inc./ Des Moines, IA
515-282-9287 | russell@fridleytheatres.com
brian@fridleytheatres.com

Property and Area Description

5 lots available adjacent to 10-plex movie theatre. Lots range in size from 1.28 to 3.21 acres. The development is located on the corner of Hwy. 61 & Mulberry Ave. Lots are partially developed with main utility nearby. Development has a City road (Palms Dr.) that connects it to Mulberry Ave.

Population

	32,512	70,126	362,845
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	13,076	27,815	150,851
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

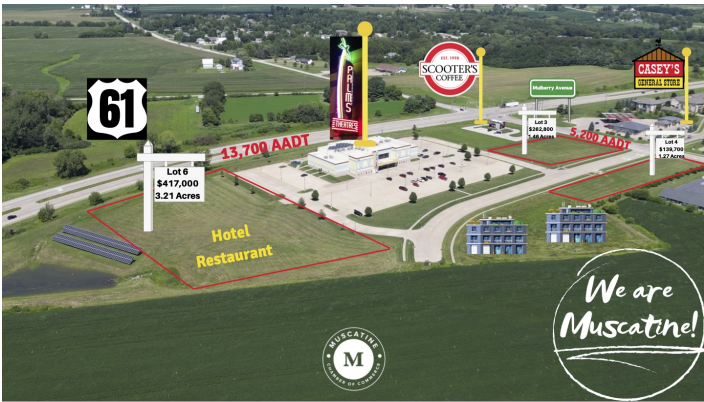
Transportation

Nearest Highway: Hwy 61 adjacent to property (0.00 mi.)
Nearest Interstate: I-80 is 20 mi. away (20.00 mi.)
Nearest Airport: Muscatine Airport is 9 miles (9.00 mi.)
Nearest Commercial Airport: Quad Cities International Airport (MLI) (35.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: Unknown

Utilities

Electric: Eastern Iowa Rural Electric Cooperative
Natural Gas: Alliant Energy
Water: Muscatine Power & Water
Sewer: Muscatine Power and Water

Property Images



Brad Bark | President & CEO | Greater Muscatine Chamber of Commerce and Industry
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