

Westland Mall Outlet - D

350 S Gear Ave | West Burlington, IA | US | Des Moines County

Available Acres: 1.23 | Sale Price: \$214,900



Zoning:	Commercial
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Site Dimensions:	53578
Specialty Features:	None
Sale Price:	\$214,900
Lease Rate Note:	n/a
Last Updated:	Jun 3, 2025

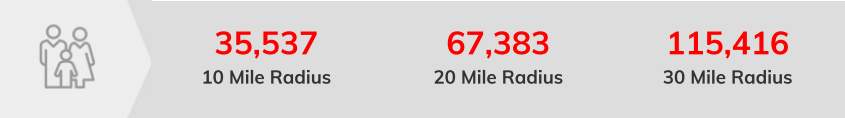
Economic Development Contact

Andy Crowner  
RE/MAX Real Estate Specialists  
107 Broadway St  
West Burlington, IA 52655  
(319) 572-5463 | [www.andycrowner.com](http://www.andycrowner.com)

Property and Area Description

Lot D features 1.23 +/- acres ready for commercial development, an outlot of Westland Mall in West Burlington, Iowa. The property is located along highly traveled Gear Ave (IDOT Annual Average Daily Traffic: 10,000) in West Burlington, Iowa near a Highway 34 exit (IDOT Annual Average Daily Traffic: 7,600). Additional outlots are available. The surrounding area includes major shopping destinations including Target, Westland Mall, Marshalls, Starbucks, and Farm King. The property is just North of Southeastern Community College and Southeast Iowa Regional Medical Center. The area is also near new single family, condo, and multi family housing developments, trails and other amenities. West Burlington (est. pop: 3,161) is located in Southeastern Iowa, situated in Des Moines County, and is adjacent to the City of Burlington (est. pop: 27 ,000). A significant retail base, historical sites, and the presence of the Mississippi River serve to create a strong tourism base for the greater area.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** US Hwy 61 & US Hwy 34 (0.10 mi.)  
**Nearest Interstate:** I-74 (50.00 mi.)  
**Nearest Airport:** Southeast Iowa Regional Airport (2.00 mi.)  
**Nearest Commercial Airport:** Southeast Iowa Regional Airport (2.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Infrastructure in Place:** Unknown

Utilities

**Electric:** Alliant Energy  
**Natural Gas:** Alliant Energy  
**Water:** City of West Burlington  
**Sewer:** City of West Burlington