

# FOR LEASE

## ORCHARD CORNERS

500 Fremont St.  
Shenandoah, IA



## SITE SUMMARY:

- 3,168 SF - 3,300 SF Available
- Anchored by Hy-Vee and Tractor Supply Co.
- Great Visibility and Parking



**Cas Patykiewicz**  
cpatykiewicz@rhjohnson.com | 816.268.2468

4520 Madison Avenue, Suite 300 • Kansas City, MO 64111 • 816.561.5551 • rhjohnson.com

While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

# SITE PLAN







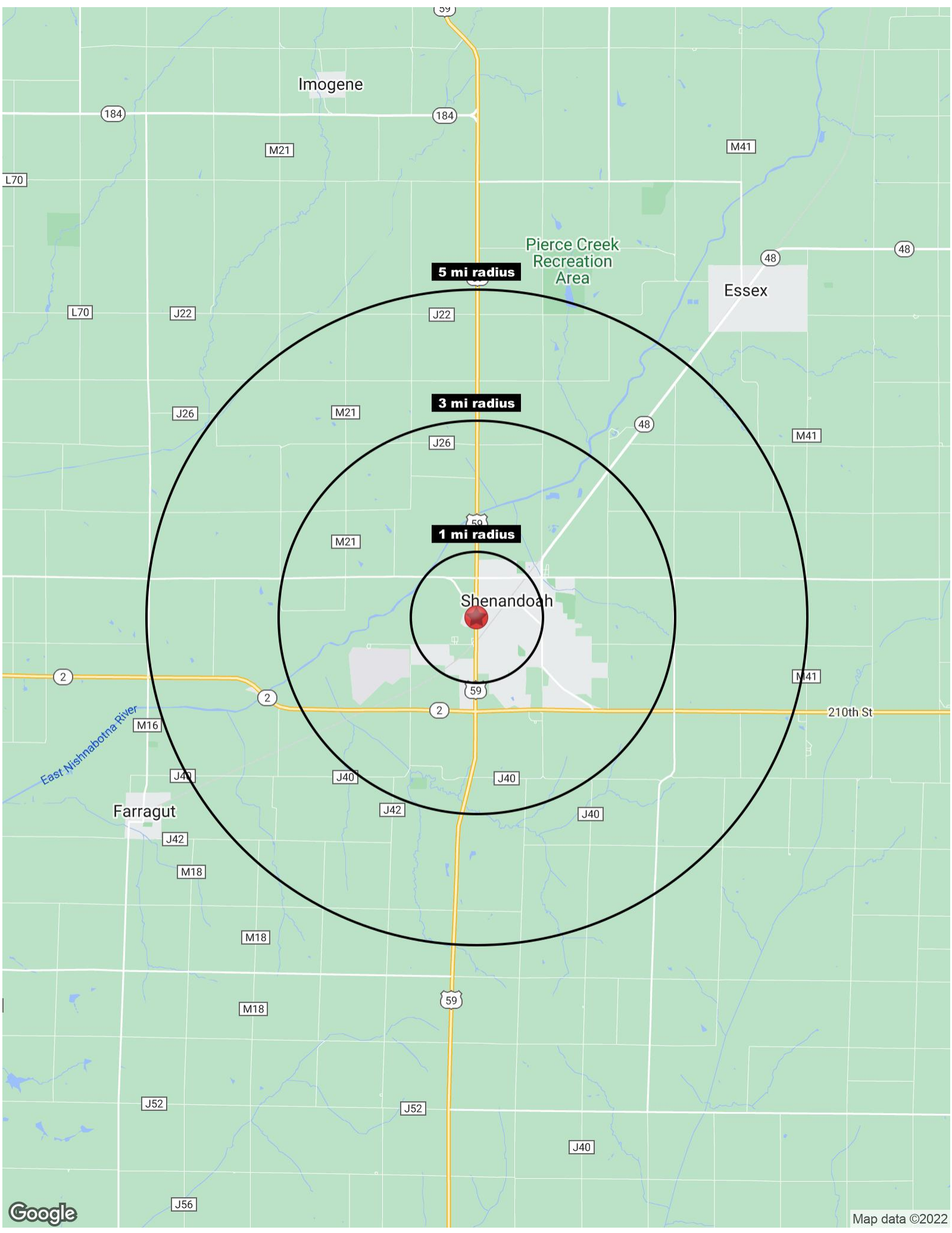
# Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.763/-95.3851

500 Fremont St Shenandoah, IA 51601	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	3,079	5,276	5,590
2027 Projected Population	2,945	5,064	5,375
2020 Census Population	3,102	5,245	5,530
2010 Census Population	3,320	5,466	5,766
Projected Annual Growth 2022 to 2027	-0.9%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2022	-0.6%	-0.3%	-0.3%
2022 Median Age	45.4	46.0	46.1
<b>Households</b>			
2022 Estimated Households	1,408	2,387	2,519
2027 Projected Households	1,305	2,222	2,352
2020 Census Households	1,414	2,372	2,490
2010 Census Households	1,494	2,441	2,565
Projected Annual Growth 2022 to 2027	-1.5%	-1.4%	-1.3%
Historical Annual Growth 2010 to 2022	-0.5%	-0.2%	-0.1%
<b>Race and Ethnicity</b>			
2022 Estimated White	91.8%	92.5%	92.7%
2022 Estimated Black or African American	-	-	0.1%
2022 Estimated Asian or Pacific Islander	0.6%	0.6%	0.6%
2022 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2022 Estimated Other Races	7.3%	6.6%	6.4%
2022 Estimated Hispanic	4.3%	3.8%	3.7%
<b>Income</b>			
2022 Estimated Average Household Income	\$59,691	\$60,202	\$61,600
2022 Estimated Median Household Income	\$50,349	\$52,303	\$53,256
2022 Estimated Per Capita Income	\$27,528	\$27,398	\$27,910
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.9%	1.9%
2022 Estimated Some High School (Grade Level 9 to 11)	7.6%	7.3%	7.1%
2022 Estimated High School Graduate	31.7%	32.6%	32.8%
2022 Estimated Some College	22.9%	22.5%	22.5%
2022 Estimated Associates Degree Only	12.9%	11.5%	11.6%
2022 Estimated Bachelors Degree Only	15.9%	18.4%	18.2%
2022 Estimated Graduate Degree	6.8%	5.8%	6.0%
<b>Business</b>			
2022 Estimated Total Businesses	261	307	318
2022 Estimated Total Employees	2,827	3,232	3,297
2022 Estimated Employee Population per Business	10.8	10.5	10.4
2022 Estimated Residential Population per Business	11.8	17.2	17.6





5 mi radius

3 mi radius

1 mi radius

Shenandoah

Imogene

Essex

Farragut

Pierce Creek  
Recreation  
Area