



WOODCREST
CAPITAL, LLC

Freestanding Britt IA

970 US Hwy 18 | Britt IA

FOR SALE

Hunter: (817) 681-0776

Office: (817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE

10,580 SF



- 10,580 SF Freestanding Retail
- Hancock County, Iowa
- 2022-Built Former Family Dollar/Dollar Tree
- Supurb Visibility on US-18

Type	PSF
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
US Hwy 18	3,882 VPD
Main Ave S	5,128 VPD



Demographics	1-mile*	3-mile	5-mile
Population	2,046	2,196	2,452
Households	894	956	1,062
Average HH Income	\$69,663	\$70,256	\$72,115

* 1, 3, and 5 mile radius data provided by CoStar Group, 2024 dataset.

** Traffic Count (VPD) data provided by CoStar Group, 2025 dataset.

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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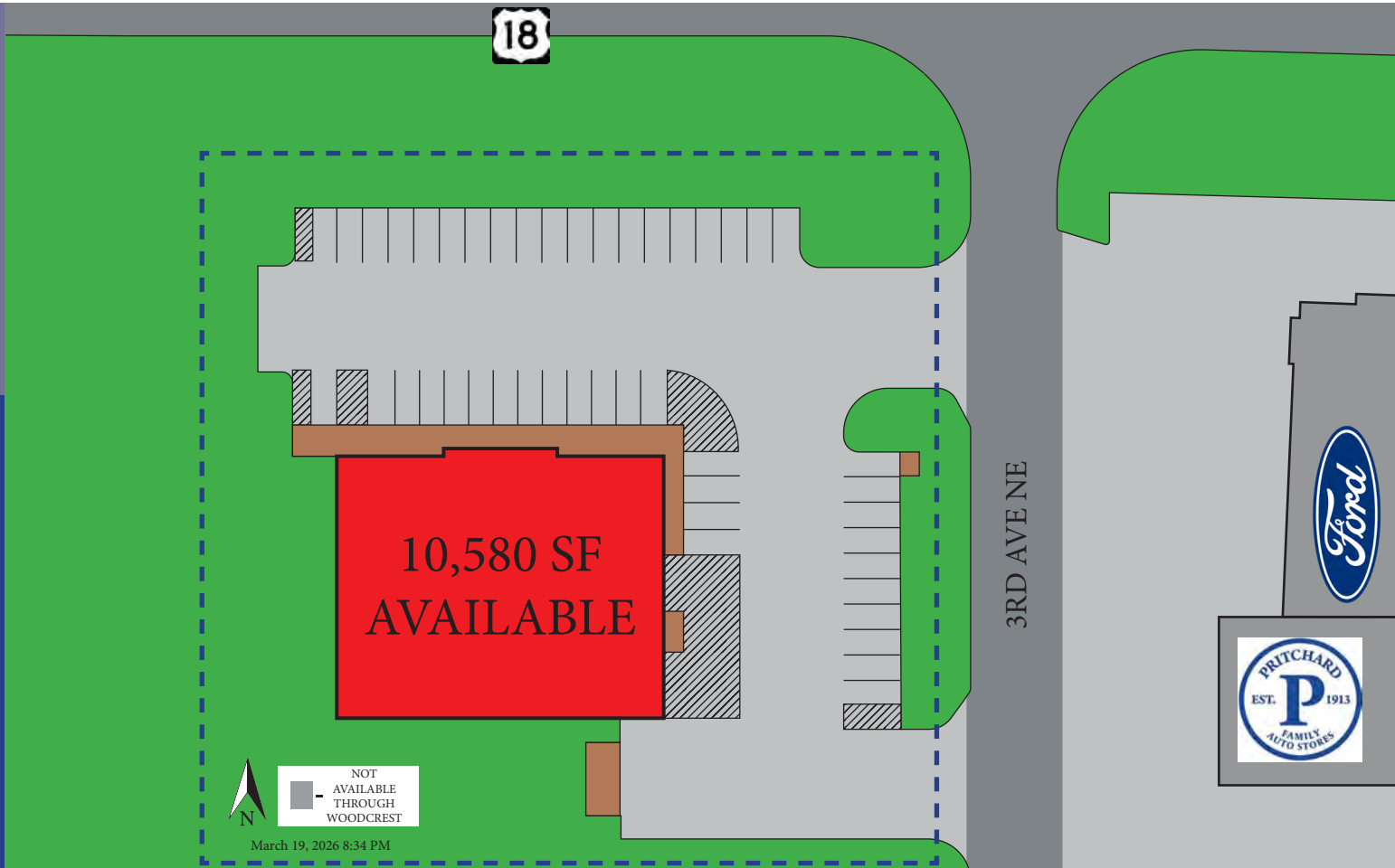
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