

REVIVAL  
COMMERCIAL REAL ESTATE, LLC

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# Development / Site Opportunity

2041 Iowa State Highway 9, Decorah, IA 52101

## Property Facts

Parcel B..... 0.90 Acres - Build to Suit or Sale  
Parcel C..... 0.75 Acres - Build to Suit or Sale  
Zoning .....C1, Highway Commercial

## Property Features

- Site at intersection of Interstate 52 and Highway 9.
- Largest community in county, with recognized small town charm.
- New hotel development opened August 2017.



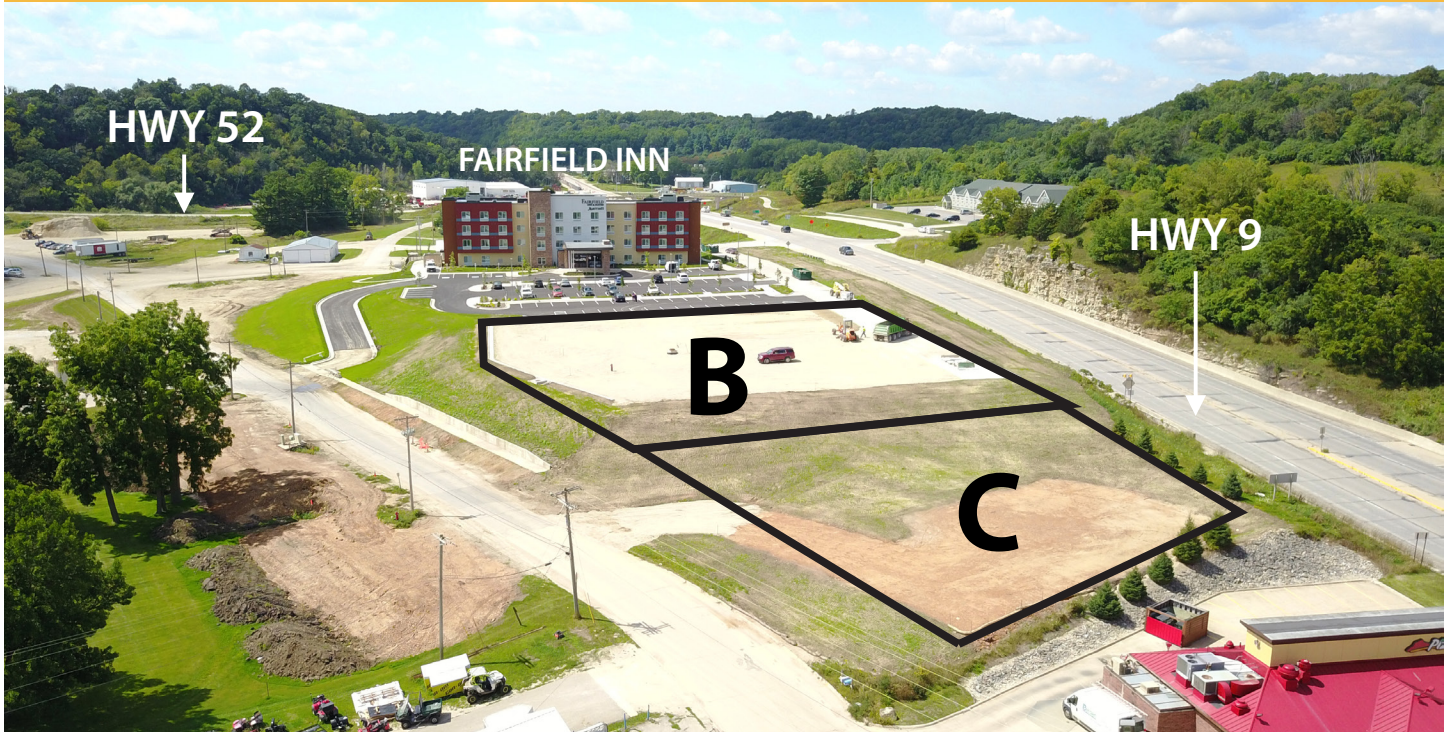
Rebound Real Estate  
527 Professional Drive  
Northfield, MN 55057

Joshua Drivdahl  
(612) 741-3085

Scott Koester, LEED AP  
(612) 240-8705

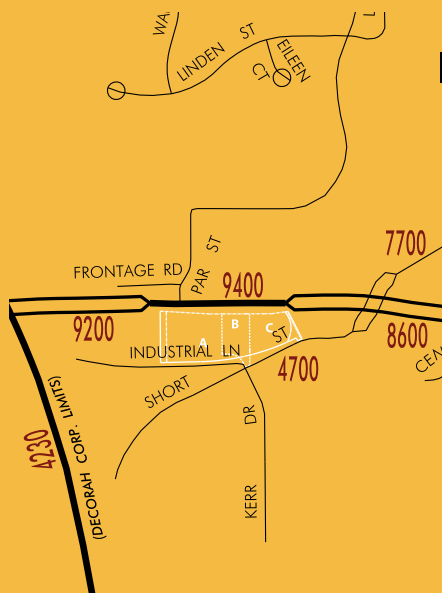
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## Proposed Development



### Traffic Counts

Department of Transportation, 2013 Study



### Recent Site Development

#### A. Parcel #112130100800 (2 Acres)

84 Room Fairfield Inn & Suites  
Opened in August 2017  
by Rebound Hospitality

### Development Opportunities

Commercial, Retail, Restaurant or  
Office Opportunity

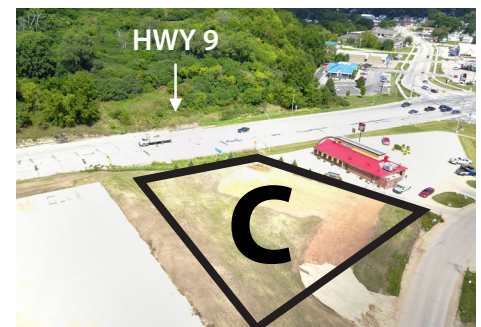
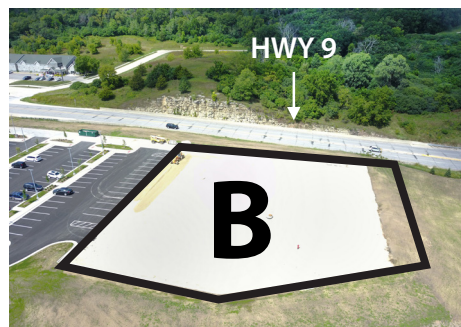
- **Build to Suit**
- **Land Sale**

#### B. Parcel #112130100900 (.90 Acres)

4,600 SF Stand Alone Structure or  
3 Tenant Commercial Space

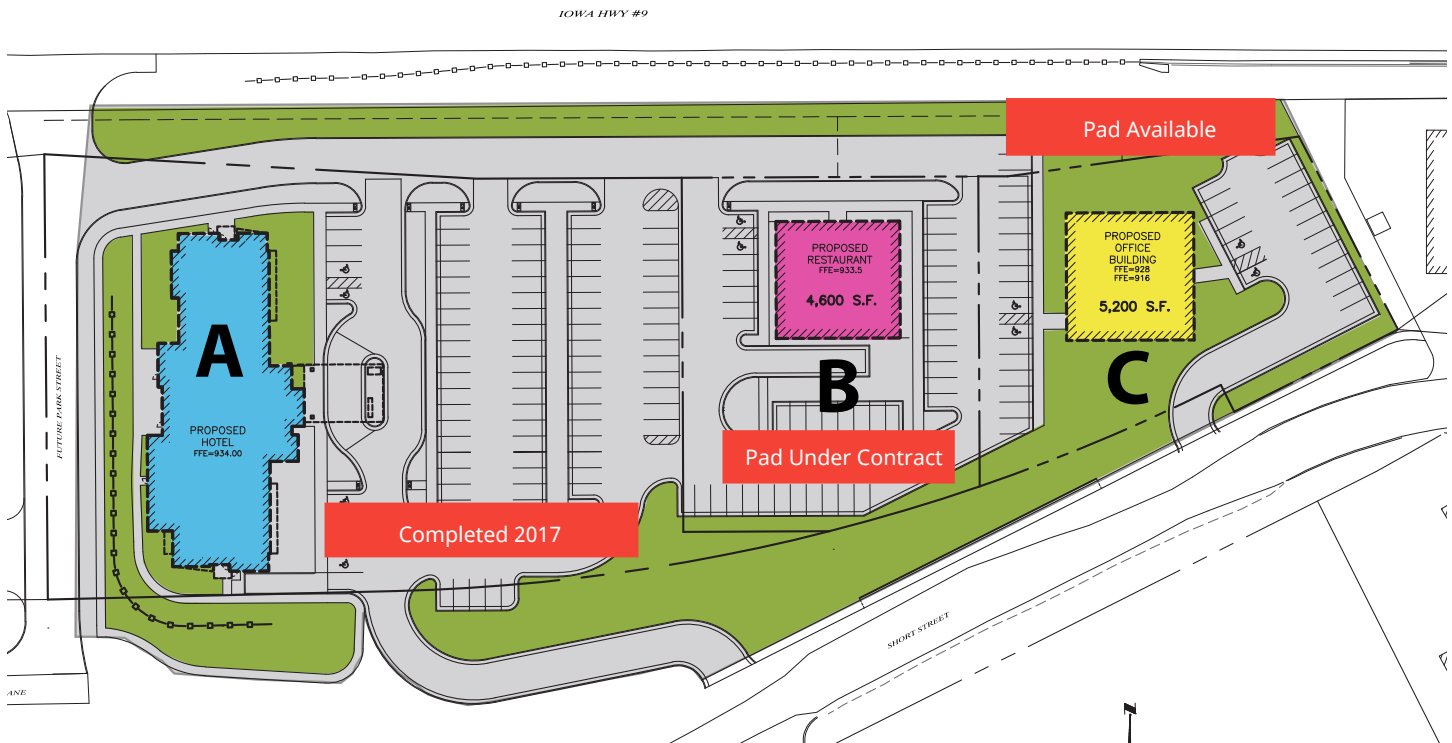
#### C. Parcel #11213010100 (.75 Acres)

4,500 - 5,000 Sq. Ft. Commercial,  
Retail, Office or Restaurant or  
2 Story Office Building



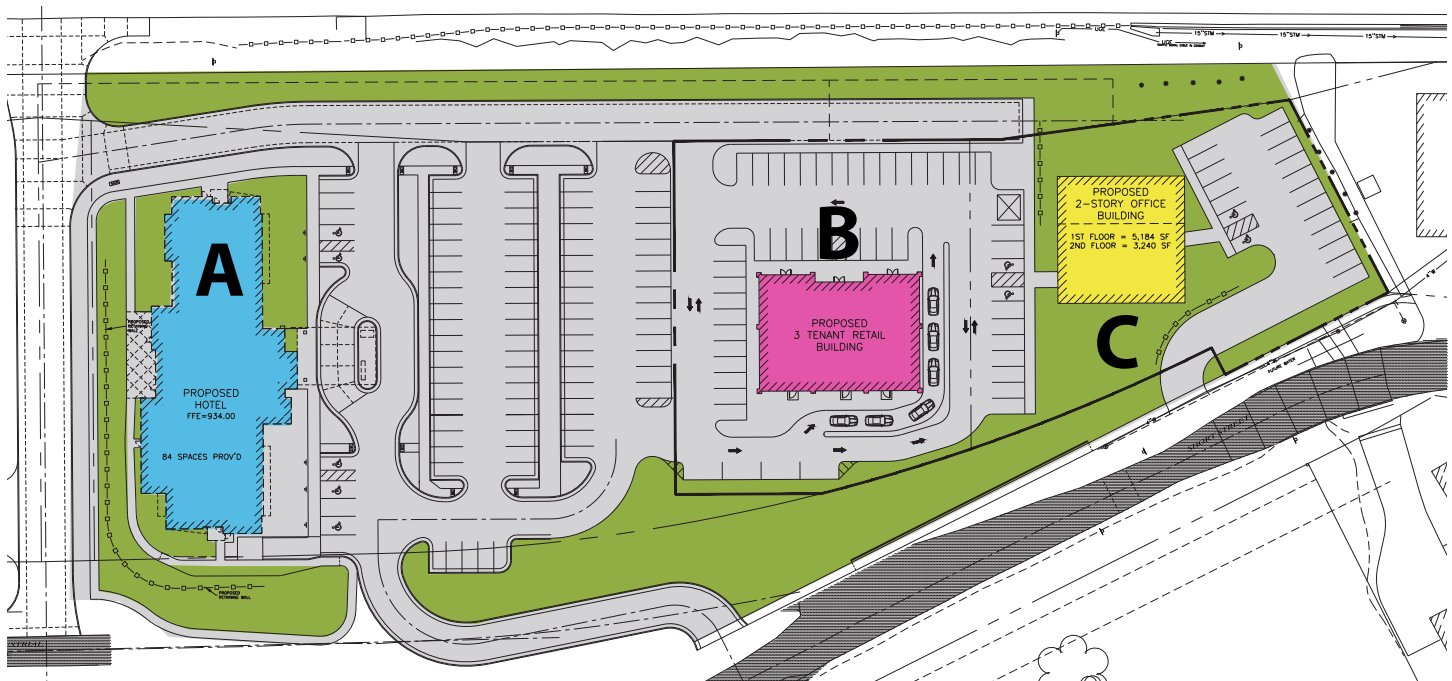
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## Site Planning



Parcel B: Stand Alone Restaurant (4,600 sf)

Parcel C: Office Building (5,200 sf)



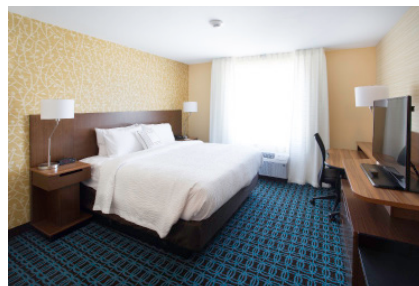
Parcel B: 3 Tenant Retail Building with Drive Thru

Parcel C: 2 Story, Multi-Tenant Office Building

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## Proposed Development

### A. HOTEL: FAIRFIELD INN & SUITES



### B. COMMERCIAL / OFFICE



### C. COMMERCIAL / RESTAURANT



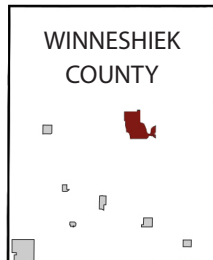
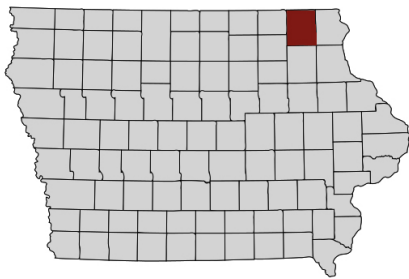
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## Community Overview

**Decorah was featured in Smithsonian Magazine's 20 best small towns to visit in America, Forbes list of 'America's Prettiest Towns' and the 2015 Best Choice Reviews list of the 50 best small towns in America.**

Decorah is the county seat and largest community of Winneshiek County, located at the intersection of State Highway 9 and U.S. Route 52.

Decorah is a warm and vibrant town that offers plentiful recreation, a charming downtown, natural beauty, and a close-knit community—all while providing the conveniences of a city many times its size. Decorah has become a center for Norwegian-American culture, including an annual festival celebrating the Norwegian culture and home of the Vesterheim Museum - the largest museum in the country dedicated to one single immigrant group. Decorah is a popular destination in northeast Iowa, featuring numerous outdoor recreation, events and festivals, and a pedestrian-friendly town center full of niche eateries and shops. The Upper Iowa River flows through Luther College campus and borders Decorah's business district, with the Trout Run Trail, an 11-mile biking, walking, and running trail that loops the town.



## Community Profile

Population: **8,125**<sup>1</sup>

10 mile Radius Population: **12,815**<sup>1</sup>

Decorah Labor Force: **4,732**<sup>3</sup>

Median Household Income: **\$47,974**<sup>2</sup>

Median Owner Occupied Home Value: **\$144,800**<sup>2</sup>

College Enrollment<sup>3</sup>:

- **Luther College** (2,700 students)

Largest Employers<sup>3</sup>:

- **Luther College** (640 employees)
- **Stanley Fastening** (456 employees)
- **Winneshiek Medical Center** (430 employees)
- **Bruening Rock** (410 employees)
- **Walmart** (350 employees)

### National Chain Business in Decorah

- |                       |               |
|-----------------------|---------------|
| • Ace Hardware        | • Maurices    |
| • Anytime Fitness     | • McDonalds   |
| • Ashley Furniture    | • Pizza Hut   |
| • Chevrolet           | • Pizza Ranch |
| • Christopher & Banks | • Radio Shack |
| • Culvers             | • Sears       |
| • Curves              | • Slumberland |
| • Dollar Tree         | • Subway      |
| • Fed Ex              | • Super 8     |
| • Ford                | • True Value  |
| • H&R Block           | • U-Haul      |
| • JC Penney           | • UPS         |
| • La-Z-Boy            | • Walmart     |

<sup>1</sup> US Census Bureau (DP-1, Profile of General Population)

<sup>2</sup> US Census Quickfacts, 2010

<sup>3</sup> Winneshiek County Development