

# STONEGATE VILLAGE CENTER & STONEGATE CROSSING

COMMERCIAL DEVELOPMENT  
BURLINGTON, IOWA



Schematic Prepared by:  
**KLINGNER & ASSOCIATES, P.C.**  
Engineers • Architects • Surveyors  
610 N. 4th Street, Suite 100, Burlington, IA Ph 319-752-3603  
Internet Address: www.klingner.com

- STONEGATE VILLAGE CENTER AND STONEGATE CROSSING CONSIST OF 98 ACRES ZONED COMMERCIAL
- TAX ABATEMENT AVAILABLE
- HIGHEST TRAFFIC COUNTS IN SOUTHEASTERN IOWA
- CLOSEST PROXIMITY TO LARGEST PERCENT OF ROOFTOPS OF COMMUNITY
- 1/2 MILE MEDIAN INCOME OVER \$50K
- BEST ACCESS TO LARGEST REGIONAL PULL AREA TO SOUTH
- WITHIN A BLOCK OF PUBLIC AND PRIVATE HIGH SCHOOLS OF BURLINGTON
- PREFERRED LOCATION OF NEW FOOD SERVICE



**MIKE PIERSON**  
319-572-0125  
mike.pierson@piersoncorp.com



**CHRIS FISCHELS**  
319-830-5000  
chris@CRFRE.com