



For lease

Retail space available in a 5building mixed-use complex in Urbandale

8825 Northpark Court:

2,500 RSF – 11,427 RSF
Lease rate: \$14.00-\$16.00/RSF NNN
Est. OPEX: Available upon request

86th Street & Northpark Dr. Urbandale, Iowa 50131

Property overview

- Mixed-use development encompassing 58,658 SF
- Located just north of I-80/35 off 86th Street and Northpark Drive
- Tenants in the complex include Starbucks, Liberty National Bank, Stride Autism, Whylie Eye Care, Pancheros, Mandarian Grill, Doctors Now, 1908 Draught House, The Lounge, Powerlife Yoga, Sylvan Learning, Pro Staff, Christopher's Rare Coins, Endodontics of Iowa, Star Nails, and more

Contact broker for additonal information

jll.com/des-moines

Aaron Hyde

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Property overview

*For marketing purposes only.



*Floorplan subject to modification by previous tenant



Address	Availability	Lease rate	Estimated OPEX	
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Northpark Court Retail Center

Urbandale, Iowa 50322



Demographics

Traffic counts

	1 mile	3 miles	5 miles	86th Street	31,391 VPD
Est. population	9,040	63,747	146,441	Interstate 80/35	94,234 VPD
Est. households	3,442	25,673	59,828		
Est. Average HH income	\$108,586	\$82,517	\$81,373		

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