 **JLL** SEE A BRIGHTER WAY

For lease

4094 Merle Hay Road
Des Moines, IA 50310

1,265 - 60,790 RSF
Retail space for lease

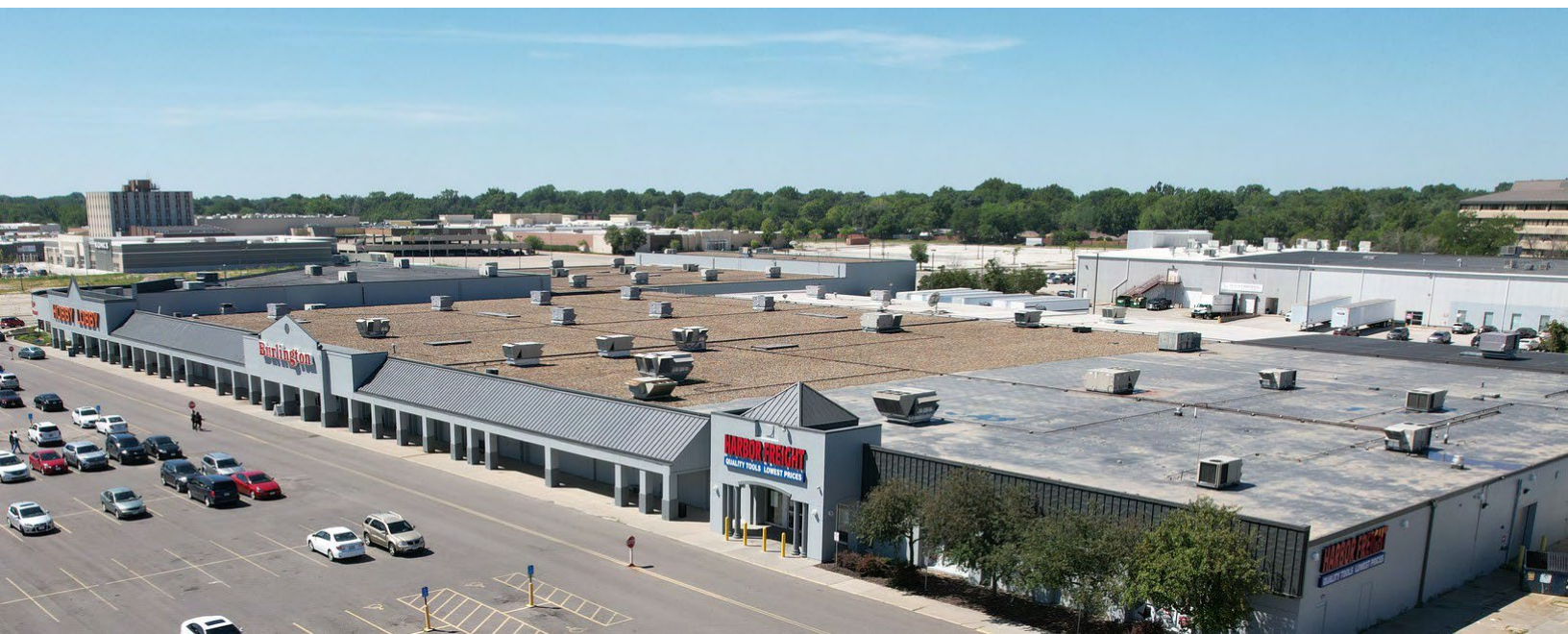
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Property overview

Location	4094 Merle Hay Road Des Moines, IA 50310
Availability	1,265 - 60,790 RSF
Lease rate	Negotiable
Est. OPEX	Available upon request
Total building size	223,876 SF

Property information

- Hobby Lobby and Burlington Coat Factory have operated at the center for over 20 years along with other notable long-term tenants, Felix & Oscars and Famous Footwear
- Located adjacent to mixed-use Merle Hay Mall including Target, Kohl's, Old Navy, Starbucks, Five Below, Ross Dress for Less, Chick-fil-a, Famous Footwear, Popeye's Chicken, Merle Hay Family Medicine & Urgent Care, and Flix Brewhouse
- Kid's Empire and 75,000 SF Dink's Pickleball coming to Merle Hay Mall



Area retailers



Demographics

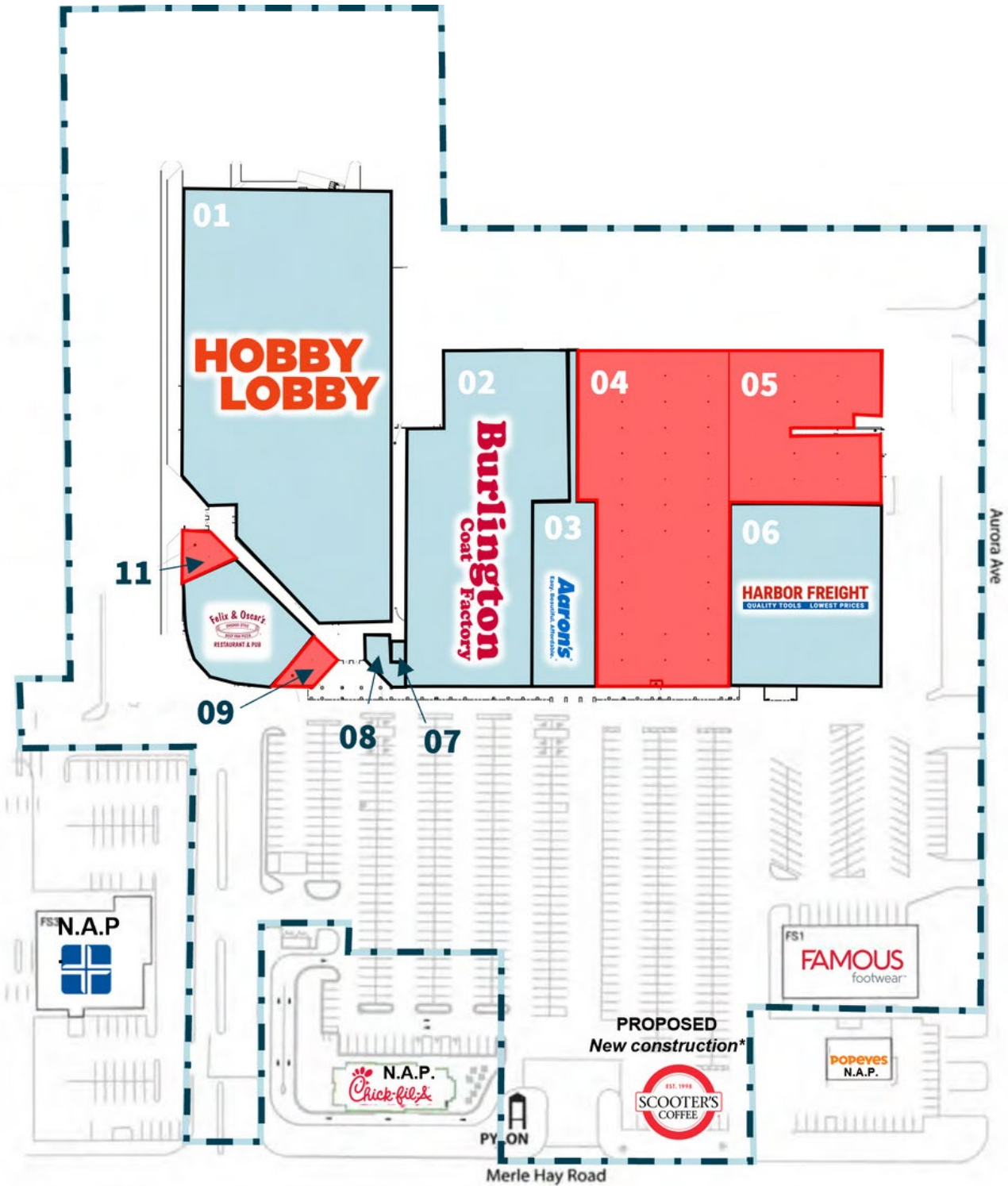
	1 mile	3 miles	5 miles
Estimated population	13,203	85,697	192,969
Estimated households	5,587	36,291	80,753
Est. Average HH income	\$84,224	\$98,643	\$100,873



Tenant Summary

Tenant Name Suite Number	SF
Hobby Lobby Unit 1	66,210
Burlington (Proposed rightsize) Unit 2	38,379
Aaron's (Proposed) Unit 3	11,036
AVAILABLE Unit 4	41,292
AVAILABLE Unit 5	19,498
Harbor Freight Tools Unit 6	23,921
Instant Alteration Unit 7	260
The Funky Zebra Boutique Unit 8	1,625
AVAILABLE Unit 9	2,970
Felix & Oscars Unit 10	8,137
AVAILABLE Unit 11	1,451
Famous Footwear FS1	10,057
Proposed Scooter's Coffee	632

Proposed tenant layout



North East View





Haymarket Mall

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**Contact broker for
additonal information**

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