

# For lease

Retail/ Turn-Key Office Space Available for immediate occupancy.

Availability: 4,155 SF

Lease rate: \$18.00/RSF NNN

1003 8<sup>th</sup> Street SW Altoona, IA 50009

### **Property overview**

Available space: 4,155 SF Lease rate: \$18.00/SF NNN

Est. OPEX: \$7.24/SF

- Great visibility and access from 8<sup>th</sup> street.
- Flexible space configurations to suit various business needs.
- Large parking lot & convenient access.
- Close proximity to residential areas.
- Building & monument signage available.

### **Nick Anderson**

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#### **Meredith Hedstrom**

Vice President <a href="meredith.hedstrom@jll.com">meredith.hedstrom@jll.com</a>

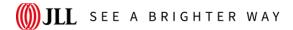
+1 515 419 2963

### **Aaron Hyde**

Senior Vice President aaron.hyde@jll.com

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Jones Lang LaSalle Americas, Inc.



# Floor plan

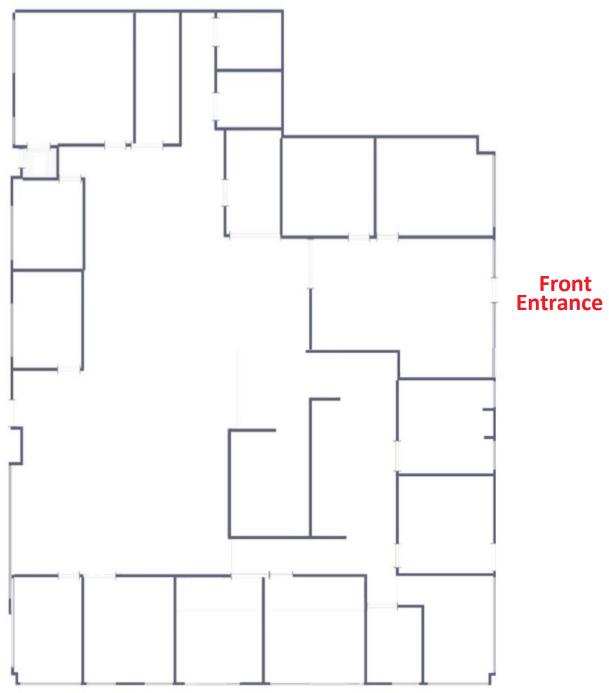
\*For marketing purposes only.

Availability: Suite A | 4,155 SF

Lease rate: \$18.00/PSF NNN

Est. OPEX: \$7.24/RSF







# **Foxton Village**

1003 8th Street SW, Altoona, Iowa 50009



## Demographics

	1 mile	3 miles	5 miles	8th Street SW
Est. population	10,290	29,478	67,545	1st Avenue N
Est. households	4,082	11,255	25,673	17th Avenue NW
Est. Average HH income	\$95,146	\$97,641	\$93,908	

# Contact broker for additonal information

jll.com/des-moines

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16,300 VPD

10,800 VPD

5,200 VPD

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