



For lease

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

1003 8th 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 8th street.
- Flexible space configurations to suit various business needs.
- Large parking lot & convenient access.
- Close proximity to residential areas.
- Building & monument signage available.

Availability: 4,155 SF
Lease rate: \$18.00/RSF NNN

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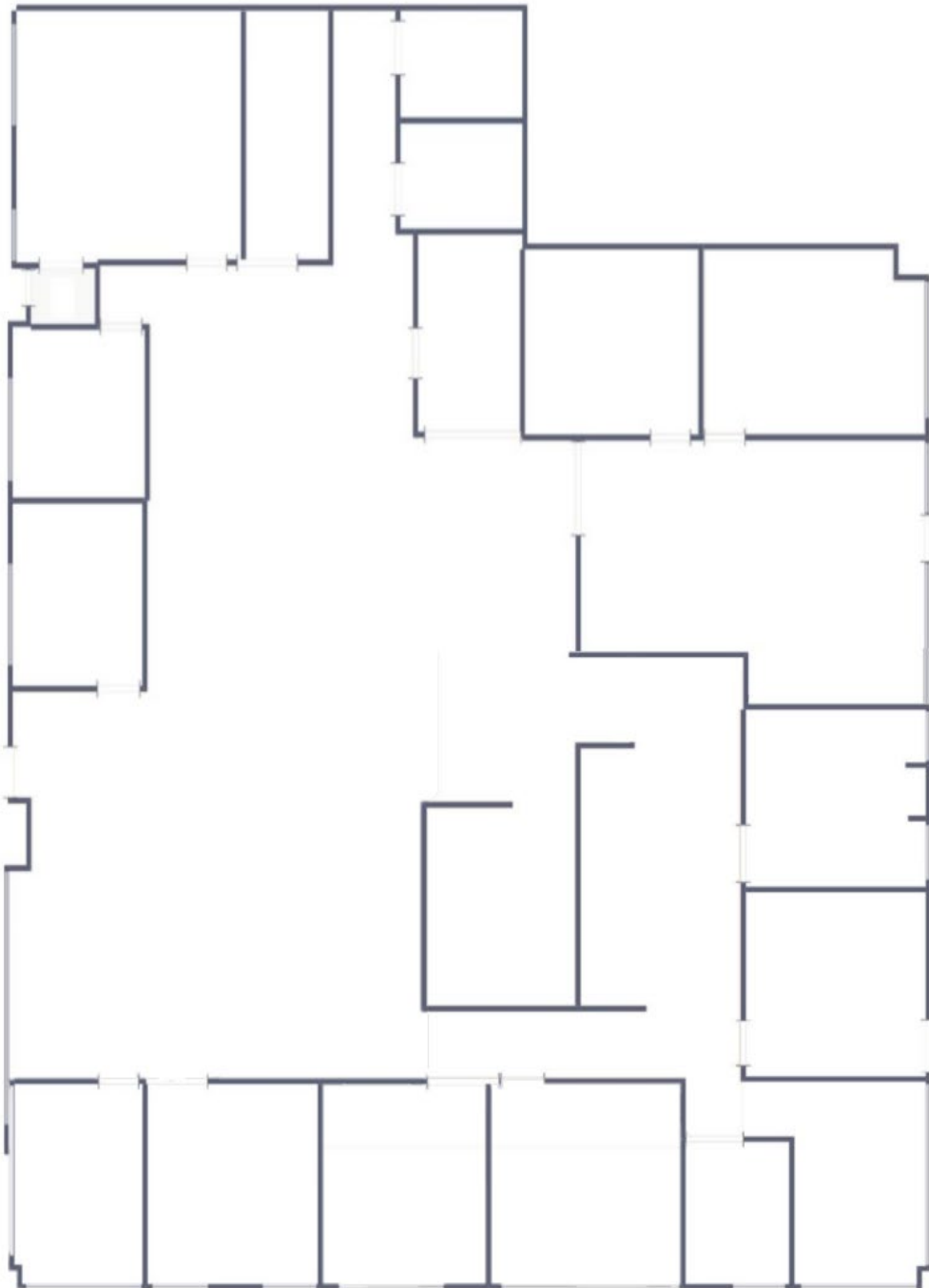
Floor plan

**For marketing purposes only.*

Availability: Suite A | 4,155 SF

Lease rate: \$18.00/PSF NNN

Est. OPEX: \$7.24/RSF



**Front
Entrance**

8th Street SW

Foxton Village

1003 8th Street SW, Altoona, Iowa 50009



Demographics

	1 mile	3 miles	5 miles
Est. population	10,290	29,478	67,545
Est. households	4,082	11,255	25,673
Est. Average HH income	\$95,146	\$97,641	\$93,908

Traffic counts

8th Street SW	16,300 VPD
1st Avenue N	10,800 VPD
17th Avenue NW	5,200 VPD

Contact broker for additional information

jll.com/des-moines

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