



# Hope District at Hy-Vee Multiplex

Highway 141 and East 1st Street | Grimes, IA

**For Lease, Sale, or Build-to-Suit**

±80.85 Acres | Commercial Development | Grimes, IA

Jones Lang La Salle Brokerage, Inc., a licensed real estate broker in 48 states





# Highway 141 and 1<sup>st</sup> Street

Hope District at Hy-Vee Multiplex

*Northwest View*



*Southeast View*





# Demographics

## Hope District at Hy-Vee Multiplex

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	Radius of the Property		
	1-miles	3-miles	5-miles
Population	7,912	31,989	76,878
Daytime Population	6,559	26,561	76,992
Households	3,123	11,905	29,021
Avg Household Income	\$134,824	\$149,199	\$152,982

# Grimes, IA



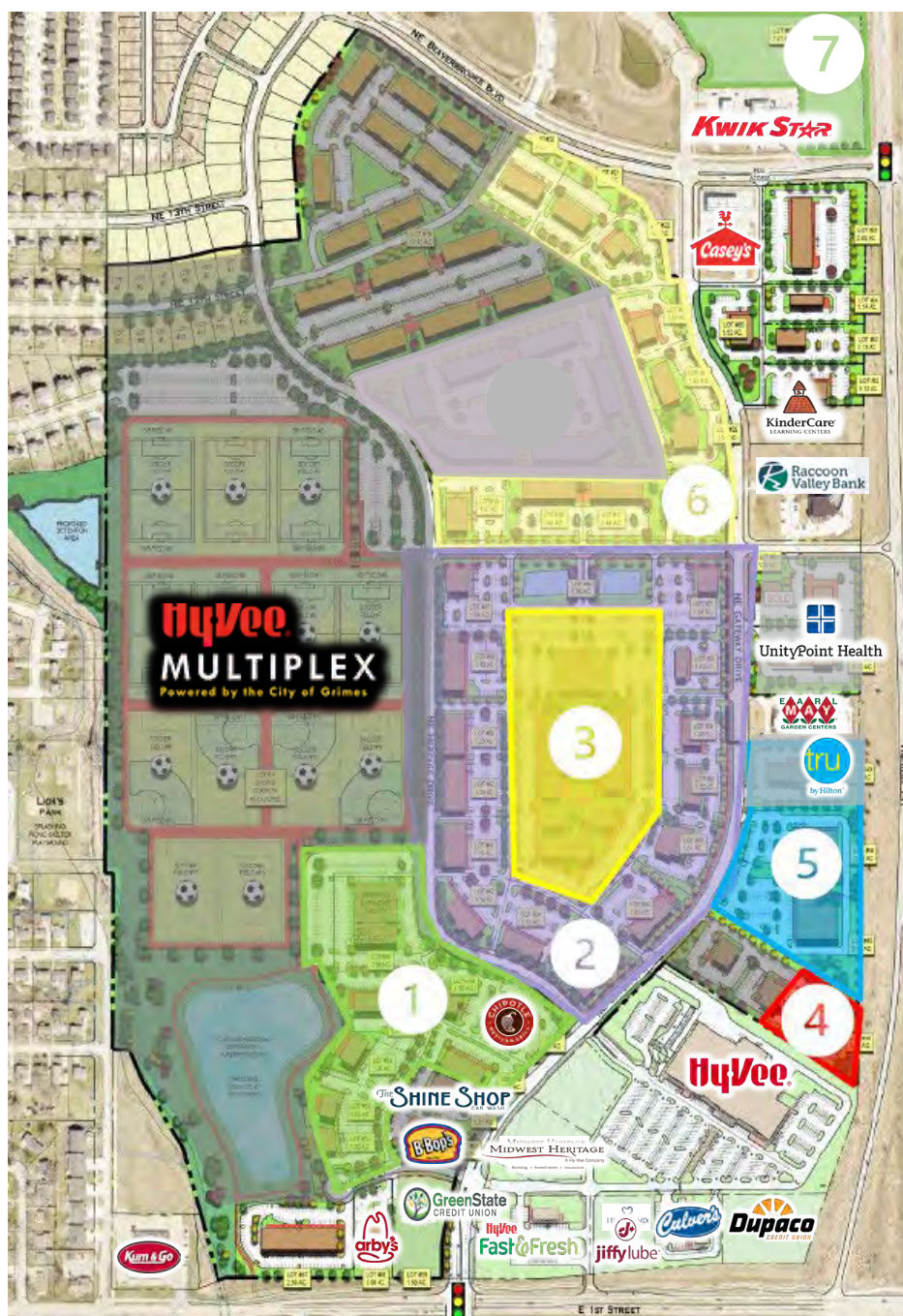


# Conceptual site plan

## Hope District at Hy-Vee Multiplex

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*\*Subject to change, for marketing purposes only.*



1.	1.00 -8.42 acres	Restaurant and General Retail
2.	1.15 -23.7 acres	Restaurant and General Retail
3.	2.00 -7.45 acres	Town Center
4.	1.25 acres	Restaurant and General Retail
5.	7.48 acres	Hospitality and General Retail
6.	1.32 -14.73 acres	General Retail, Office, and Medical
7.	7.41 acres	Restaurant and General Retail

Size	+/- 1.00-80.85
Lot Size	+/-1.00 -31.15 acres (individual lots available for sale)
Zoning	Commercial
Pricing	Call broker for pricing



# Retail map

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## Contact

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