



Iowa Speedway Drive & SW 9th Street  
Newton, Iowa 50208

# For lease, BTS, or sale

Retail Land Available North of  
Iowa Speedway in Newton

## 1 - 7 acres

### Property overview

Availability: 1 - 7 acres

Lease Rate: Please inquire

Sale Price: Please inquire

- Prime location adjacent to daily needs; Walmart, Aldi and Theisen's
- Just North of I-80 and the Newton Speedway, strong regional draw
- Quick and convenient access to I-80, 30 mins from Des Moines Metro
- Opportunity for retail, restaurant, and service businesses to compliment existing retailers

**Contact broker for  
additonal information**

[jll.com/des-moines](http://jll.com/des-moines)

**Aaron Hyde**  
Senior Vice President  
[aaron.hyde@jll.com](mailto:aaron.hyde@jll.com)  
+1 515 953 8834

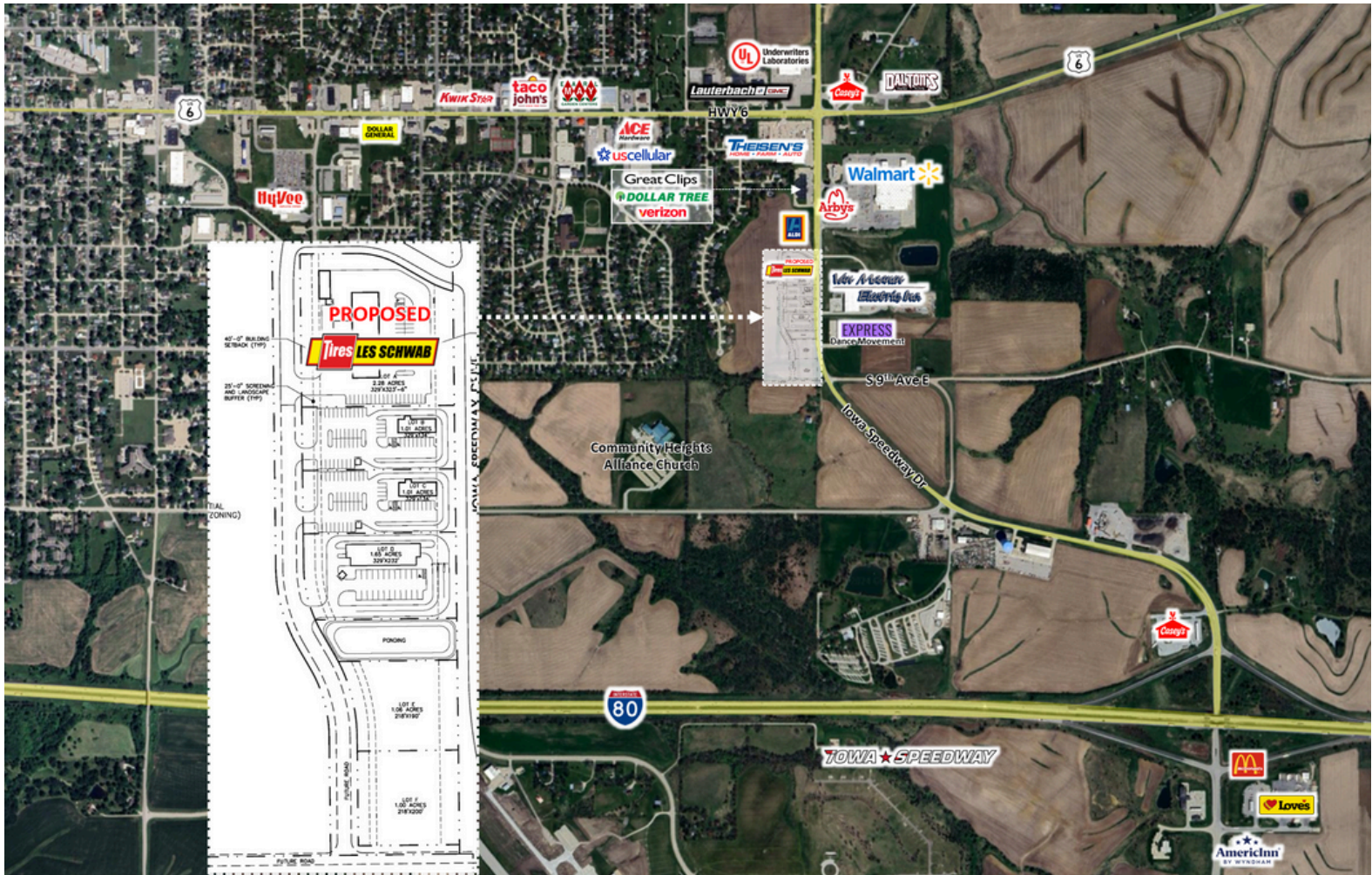
**Ted Gonsior**  
Managing Director  
[ted.gonsior@jll.com](mailto:ted.gonsior@jll.com)  
+1 612 217 5148

**Nick Anderson**  
Associate  
[nicholas.anderson@jll.com](mailto:nicholas.anderson@jll.com)  
+1 515 729 6015



# For lease

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## Demographics

	3 miles	5 miles	10 miles
Est. population	16,028	18,826	23,849
Est. households	6,723	7,864	9,326
Est. Med HH income	\$54,884	\$57,734	\$61,438

## Traffic counts

Iowa Speedway Dr	8,000 VPD
Highway 6	11,750 VPD
Interstate 80	20,000+ VPD

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Senior Vice President  
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[nicholas.anderson@jll.com](mailto:nicholas.anderson@jll.com)  
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