

Lease or BTS



360 NE Gateway Drive | Grimes, IA 50111



Property Overview

Availability: 0.65 AC

Type: ground lease or BTS

Lease rate: contact broker for pricing

0.65 Acres

- Adjacent to Hy-Vee's Flagship grocery store
- Located in the Hope District (a 250-acre mixed use development) anchored by Hy-Vee Multiplex Sports Complex (50-acre synthetic turf multi-sport complex)
- Quick access to HWY 141 (40,000 VPD)
- 425,000 visitors projected to the sports complex in 2025

**Contact broker for
additional information**

jll.com/des-moines

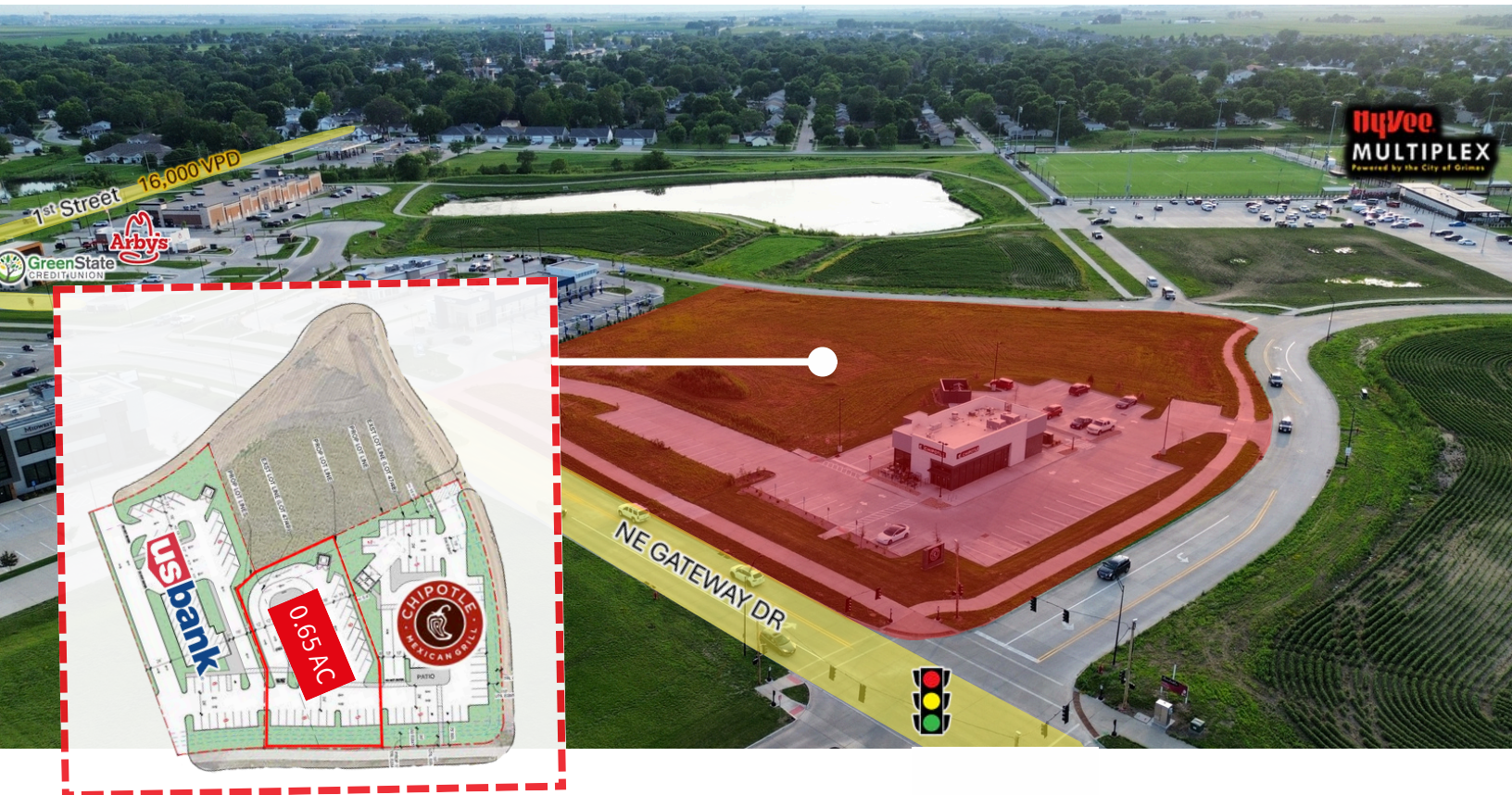
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Site plan

**For marketing purposes only.*



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Demographics	Radius of the Property		
	1-mile	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

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