



# For sale

100% Leased Retail  
Center in Urbandale, Iowa

**Sale price: \$2,700,000.00**

**Total building size: 22,301 SF**

Tuscany Village Center II  
3881 121st Street  
Urbandale, Iowa 50323

## Property information

- Current NOI: \$207,254.00 (With ~2% annual average increases)
- 7.68% cap rate
- Building located north of Douglas on 121st Street, west of I-35/80 in Urbandale and is adjacent to multiple single-family and multi-family housing developments, & retail, commercial, and hospitality
- Tenants include: AP Mortgage, Stylin' Paws Play Place, State Farm Insurance
- Long-term growing cash flow with a WALT of ~8 Year

Contact broker for  
additional information

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

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# Images





## Floorplan



## Aerial view



# Tuscany Center II

3881 121st Street | Urbandale, IA 50323



## Demographics

	1 mile	3 miles	5 miles
Est. population	2,859	50,588	185,031
Est. households	1,021	20,073	75,050
Est. Average HH income	\$201,375	\$127,806	\$111,496

## Traffic counts

Meredith Dr.	13,800 VPD
121st Street	16,000 VPD
Douglas Ave.	26,400 VPD
I-80/35	106,000 VPD

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