



For lease

Prime Pleasant Hill Retail
Space Available at Copper
Creek Plaza

1,000 - 2,894 SF

1225 Copper Creek Drive
Pleasant Hill, Iowa 50327

Property overview

Availability: See leasing table

Lease rate: \$15.00 PSF NNN

- Center under new ownership, improvement projects being completed
- Tenant improvement available for qualified tenants
- Opportunity to capitalize on underserved retail market with strong traffic
- Great visibility from E University Avenue (21,800 VPD)
- Close proximity to numerous restaurants, retailers, and office users
- Co tenants include Taste of New York Pizza, Bubbies BBQ, Veranda Dentistry, Exotic Aquariums and Pets

Contact broker for
additional information

jll.com/des-moines

Nick Anderson

Associate

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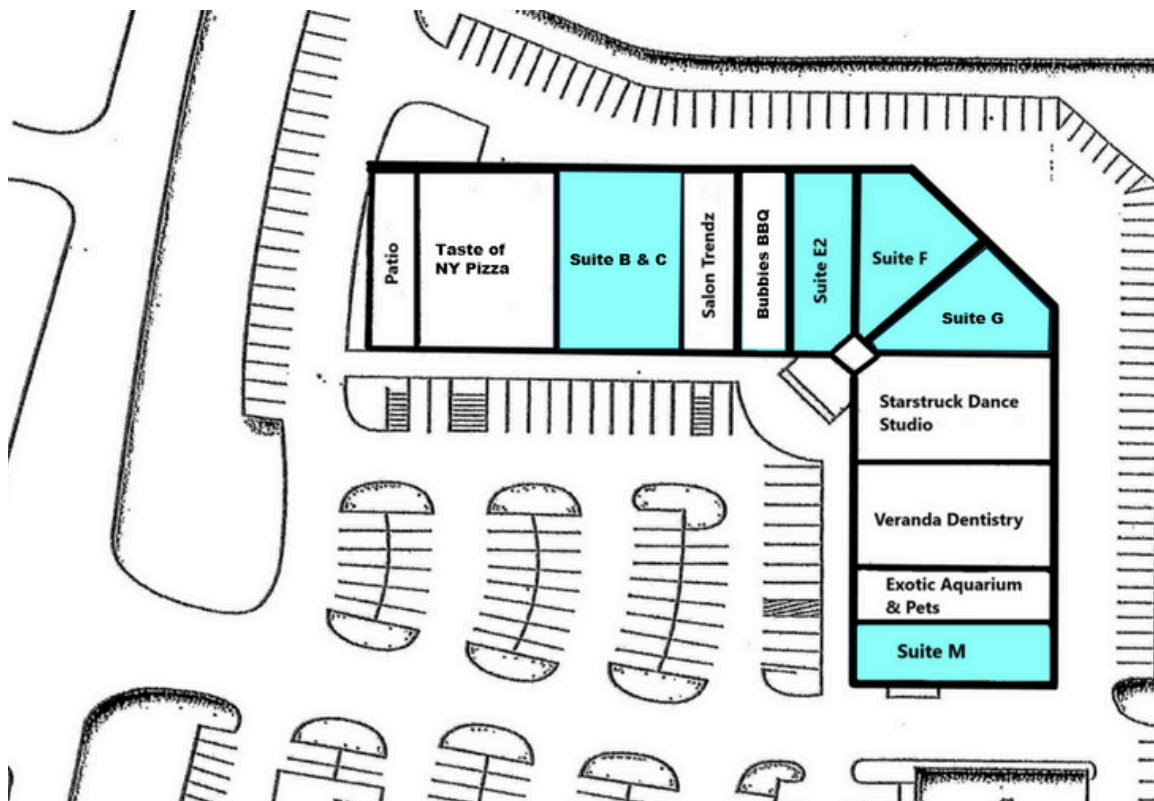
Thomas Edwards

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Floor plan



Leasing table

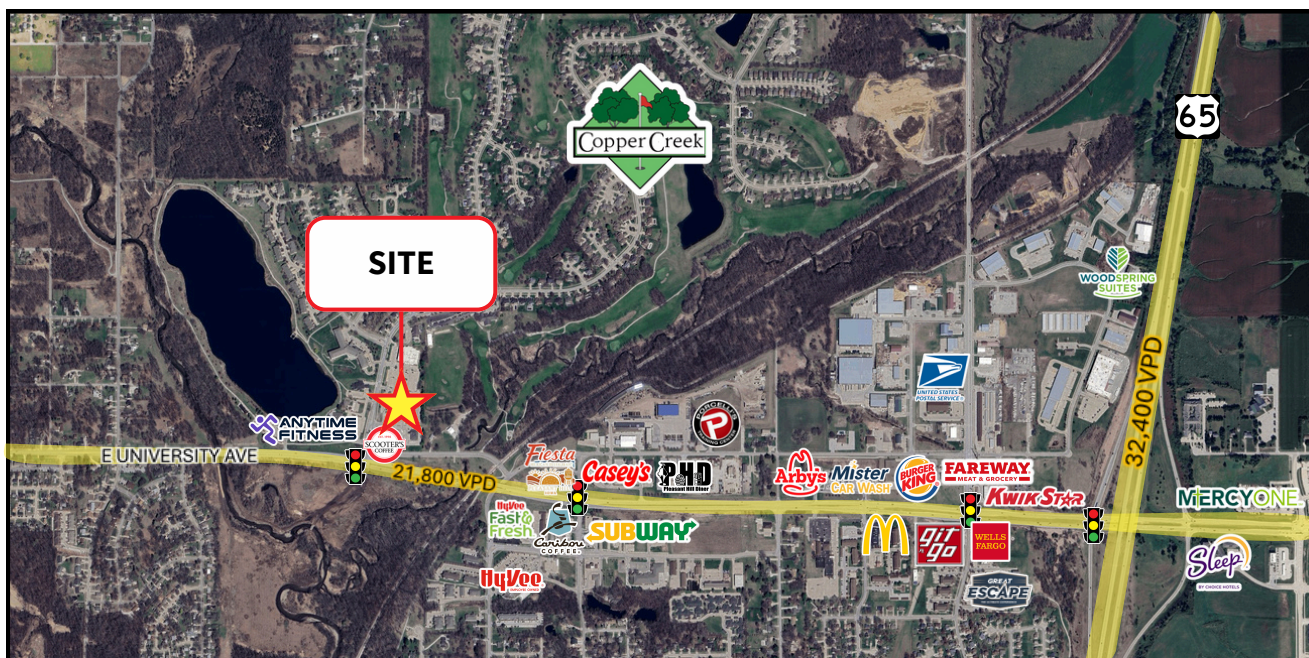
Suite	Size	Rate
B	1,657 SF	\$15.00 PSF NNN
C	1,237 SF	\$15.00 PSF NNN
E2	1,550 SF	\$15.00 PSF NNN
F	2,668 SF	\$15.00 PSF NNN
G	1,000 SF	\$15.00 PSF NNN
M	1,812 SF	\$15.00 PSF NNN

Images



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Demographics	Radius of the Property		
	1-mile	3-miles	5-miles
Population	5,775	49,604	112,676
Daytime Population	2,311	11,461	57,205
Households	2,425	19,600	43,705
Avg Household Income	\$96,782	\$88,681	\$90,628

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