

# 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**

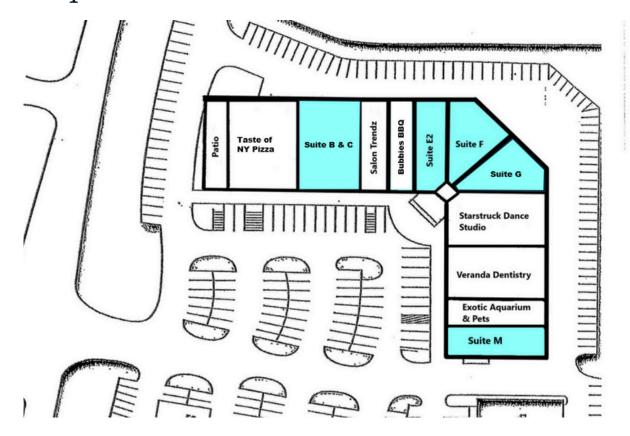
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#### **Thomas Edwards**

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### Floor plan



### Leasing table

Suite	Size	Rate
В	1,657 SF	\$15.00 PSF NNN
С	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
М	1,812 SF	\$15.00 PSF NNN

#### **(()) JLL** SEE A BRIGHTER WAY

## Images













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Domographics	Radius of the Property			
Demographics	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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