



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: \$211,167.24 (With ~2% annual average increases)
- 7.82% 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

Thomas Edwards

Associate

thomas.edwards@jll.com

+1 515 802 4684

Nick Anderson

Associate

nicholas.anderson@jll.com

+1 515 729 6015

Marcus R. Pitts, CCIM, SIOR

Executive Managing Director

marcus.pitts@jll.com

+1 515 556 4727

Images



Floorplan

1,653 SF



Aerial view

1,653 SF



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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