



 **JLL** SEE A BRIGHTER WAY

For lease

*Turn-Key retail/office opportunity
right of 86th Street and I-80*

1,475 SF

8675 Northpark Court
Urbandale, Iowa 50131

Property Overview

Lease Rate: \$16.00 PSF/NNN

Estimated Opex: \$8.58 PSF

- Co-Tenants: Christopher's Rare Coins, Star Nails, Urbandale Massage, and Pure Aveda Salon
- Quick and Easy Access right off I-80 & 86th Street with ample parking
- Turn-key space to utilize current improvements and minimal buildout
- Ideal for small retail and office users: Insurance Agents, Financial Advisors, Real Estate office, Etc.

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 Urbandale, Iowa 50131



Demographics

	1 mi	3 mi	5 mi
Est. population	9,040	63,747	146,441
Est. households	3,442	25,673	59,828
Est. Average HH income	\$108,586	\$82,517	\$81,373

Traffic Counts:

86 th Street	28,900 VPD
I - 80	90,800 VPD

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