



 **JLL** SEE A BRIGHTER WAY

For lease

*2nd generation restaurant
space available*

2,200 SF

116 Welch Avenue
Ames, Iowa 50014

Property overview

Availability: 2,200 SF

- Available December 1st, 2026

Lease rate: \$25.00/Gross

Zoning: DCSC

- Prime Campustown location near Iowa State University (~30,770 students)
- High pedestrian traffic with a strong surrounding retail mix
- Excellent visibility along Welch Avenue and steps away from Lincoln Way (16,100 VPD)

**Contact broker for
additional information**

jll.com/des-moines

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Interior images

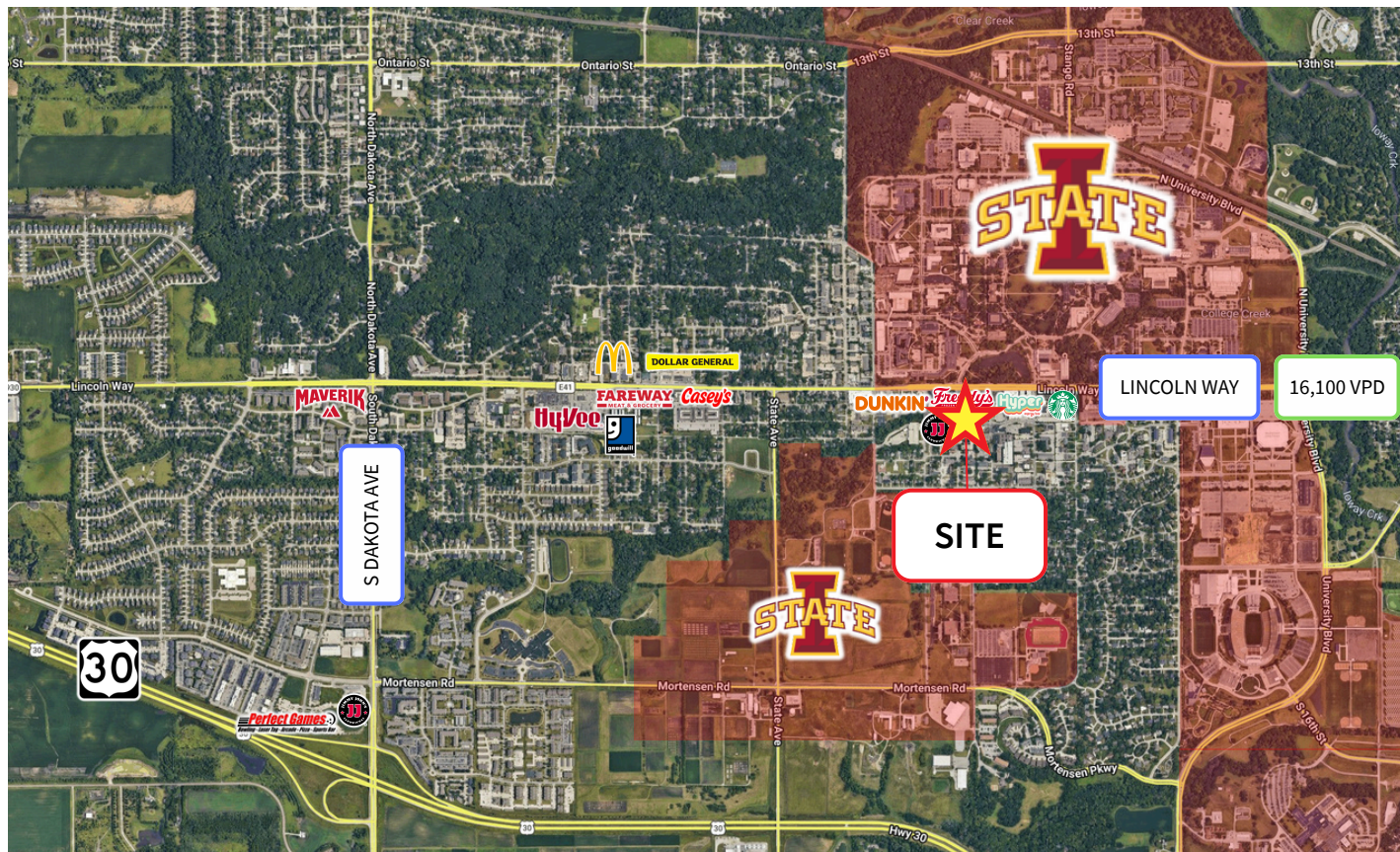


Proximity to campus



For lease

116 Welch Avenue, Ames, Iowa 50014



Demographics	Radius of the Property		
	1-mile	3-miles	5-miles
Population	18,887	66,096	71,096
Households	4,450	26,438	28,369
Average HH Income	\$60,978	\$87,681	\$90,694

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