



Ground Lease or BTS

Retail land available

2.6 acres

4515 Mortensen Road
Ames, Iowa

Property overview

Availability: 2.6 acres

Lease rate: Contact broker for pricing

Zoning: Commercial

- Less than a 10 minute drive to ISU's campus
- Located at the intersection off S Dakota Avenue (14,200 VPD) & Mortensen Rd (16,800 VPD)
- Positioned in close proximity to residential neighborhoods
- Convenient access to Highway 30

Contact broker for additional information

jll.com/des-moines

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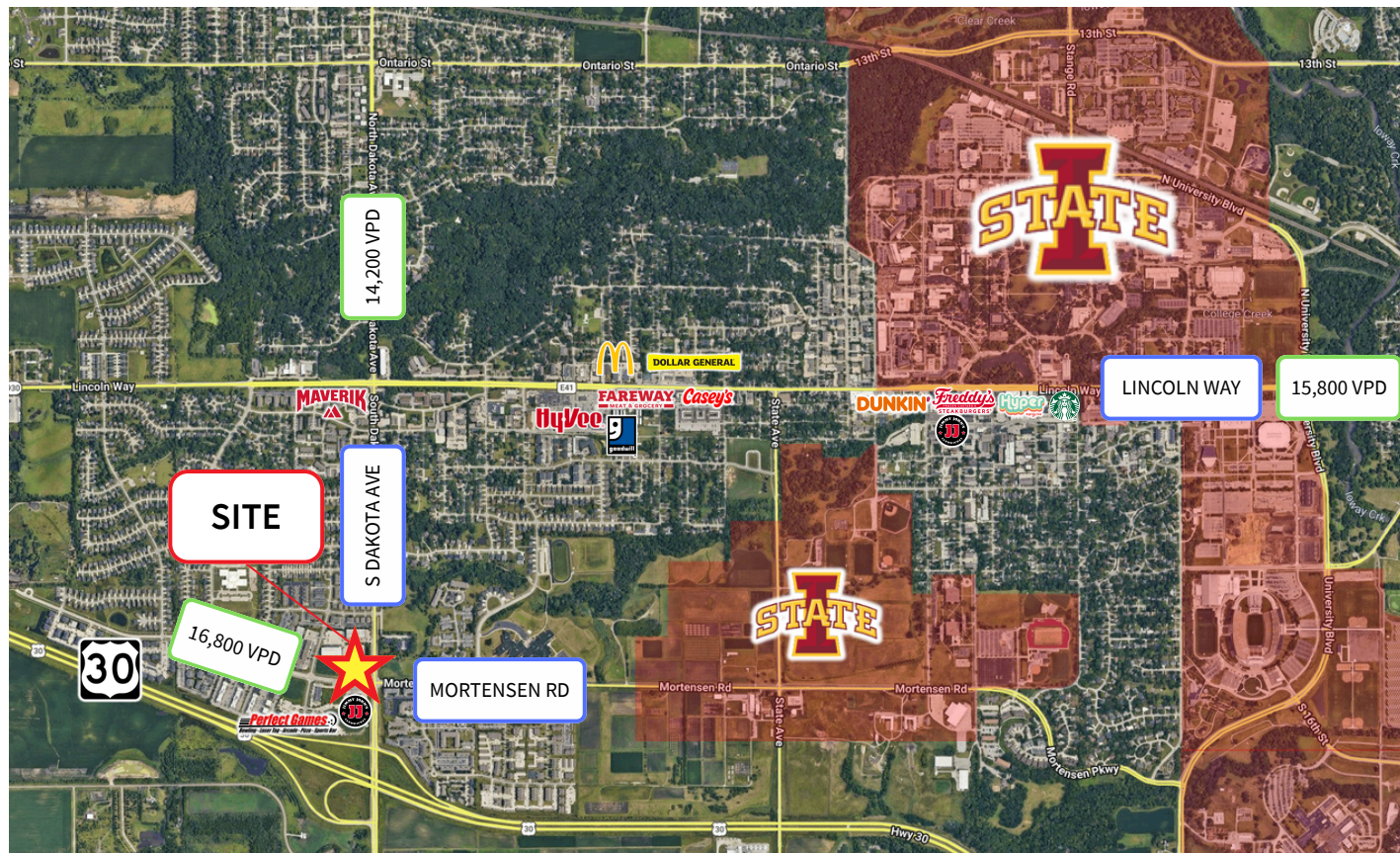
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Demographics

Radius of the Property

	3-mile	5-miles	10-miles
Population	44,877	72,245	85,892
Households	15,295	27,995	33,261
Average HH Income	\$80,502	\$88,035	\$95,758

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additional information**

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