



2825 Crossroads Blvd
Waterloo, IA 50702

For lease

Premier Drive –Thru Space
at Crossroads

2,580 SF

Property Overview

- **Date Available:** 05/01/2027
- **Available Size:** 2,580 SF
- **Lease Rate:** NNN | Please Inquire

-Rare drive-thru space at the entrance to Crossroads Mall redevelopment, and in the heart of the main retail trade area.

-Adjacent to strong daily needs anchors: Target, Walmart, and Hy-Vee.

-Ample parking field and great signage opportunity with pylon on E San Marnan Drive.

Contact broker for
additional information

jll.com/des-moines

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Demographics	3 mi.	5 mi.	10 mi.
Population	46,252	72,146	121,257
Average HH Income	\$71,727	\$74,638	\$84,310
Households	20,827	31,817	51,689

Traffic Counts & Placer.ai	
E San Marnan Dr	18,700 VPD
Target	1.3m Visits
Walmart	2.4m Visits
Hy-Vee	1.1m Visits

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