



For Lease

Retail Space Available

- 5 building complex located on Northpark Drive and 86th Street
- Mixed-use development encompassing 58,658 SF
- Immediate access to I-80
- Tenants in the complex include Starbucks, Liberty Bank, Whylie Eye Care, Pancheros, Mandarin Grill, DoctorsNow, 1908 Draught House, The Lounge, Powerlife Yoga, Sylvan Learning, ProStaff, Christopher's Rare Coins, Endodontics of Iowa, and Star Nails

**86th Street & Northpark Dr.
Urbandale, IA**

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Property Overview



Availabilities

Address	Availability	Lease Rate	Estimate OPEX
8841 Northpark Court	1,000 RSF	\$16.00 NNN (PSF)	\$8.15 (PSF)
8825 Northpark Court	17,183 RSF (demisable)	\$14.00-\$16.00 NNN (PSF)	\$8.15 (PSF)
8709 Northpark Court	2,853 RSF	\$16.00 NNN (PSF)	\$7.81 (PSF)
8659 Northpark Court	1,496 RSF	\$16.00 NNN (PSF)	\$7.81 (PSF)
5290 NW 86 th Street	2,100 RSF	\$25.00 NNN (PSF)	\$12.62 (PSF)



8825 Northpark Court



8709 Northpark Court



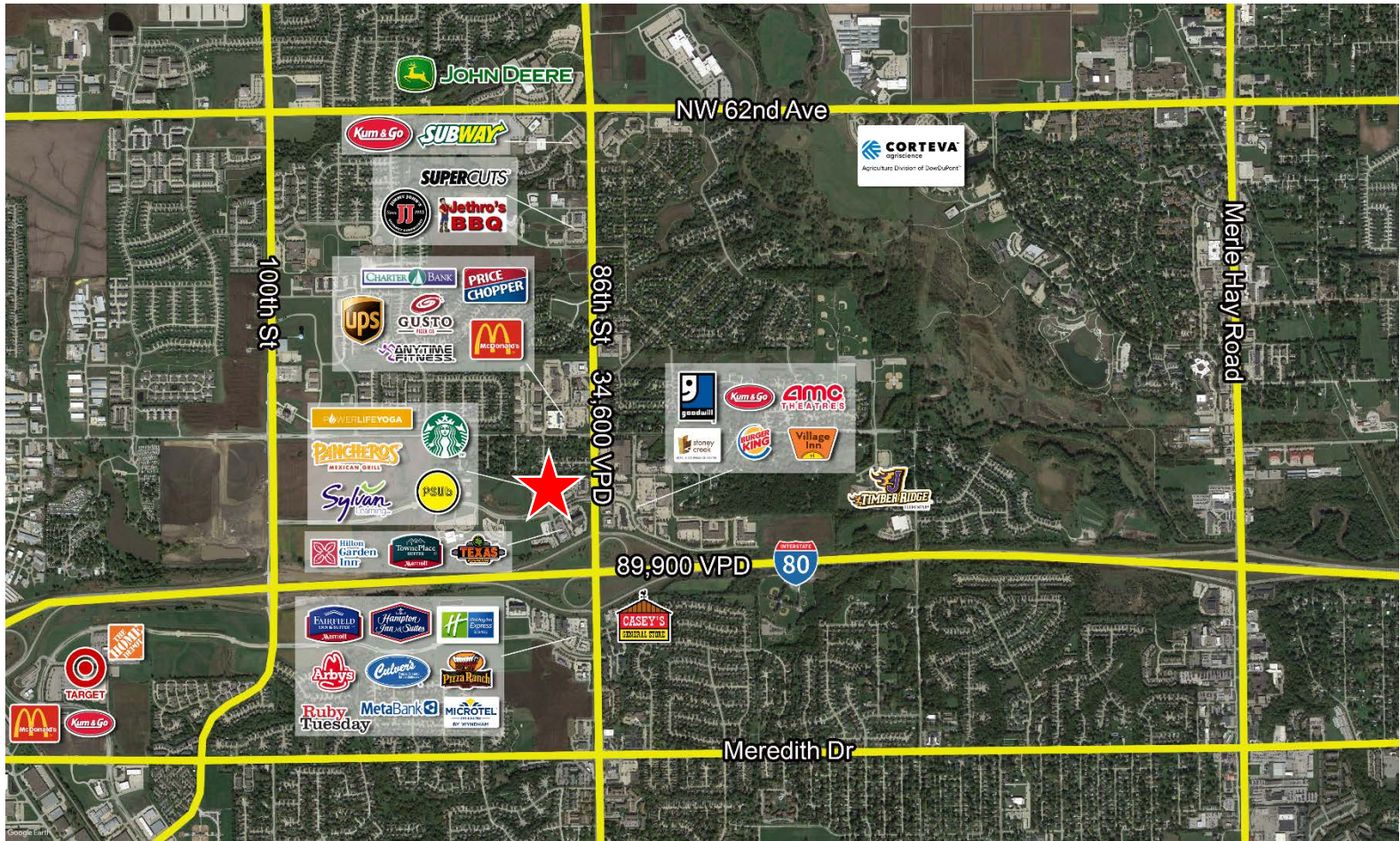
8659 Northpark Court



5290 NW 86th Street



Location Overview



Traffic Counts

Interstate 80	89,900 VPD
86 th Street	34,600 VPD

Demographics

	1 Mile	3 Miles	5 Miles
Population	8,038	61,751	143,739
Households	2,896	24,442	58,126
Average HH Income	\$143,925	\$105,477	\$102,505