



For Lease or Sale

Retail and salon suites available on 86th Street

Sale Price: \$2,800,000.00

Availability: 2,265 SF – 10,025 SF

Lease Rate: \$9.50 - \$12.00/SF NNN

Operating Expenses: \$5.96/SF

Building Size: 22,000 SF

Lot Size: 2.52 acres

TI Allowance: Negotiable

- Ample on-site parking
- Other business located in this center include Panera, Accents & Interiors, Urbaneffects medspa, La Tropicana Mexican Food Market, The Scooter Store, Urban Nails and Spa, Woodfields Wood Shop Furniture, Awaken Health Spa and Groucho's Lounge

2701 86th Street
Urbandale, IA

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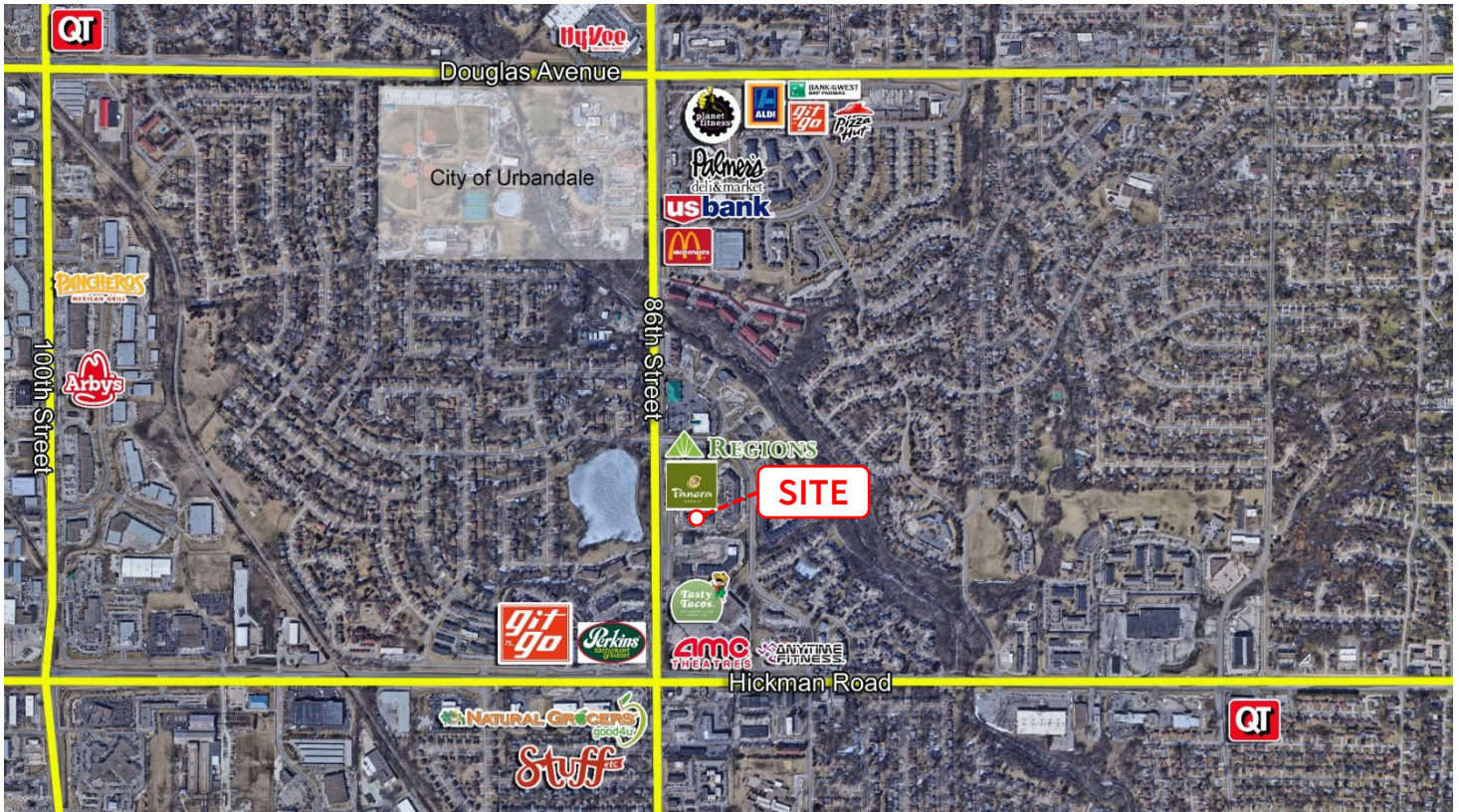
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Location Overview



Demographics

	1 Mile	3 Miles	55 Miles
Population	12,198	85,005	211,130
Households	5,258	36,156	86,527
Average HH Income	\$90,333	\$94,638	\$98,998

Traffic Counts

86th Street	25,264 VPD
Hickman Road	19,000 VPD
Douglas Avenue	28,535 VPD

Contacts

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