



16,500 - 45,571 SF Available for Lease

For Lease

Retail/Office Opportunity

- Building Size: 16,500 - 45,571 SF
- Site: 4.92 acres
- Lease Rate: Negotiable
- Estimated Operating Expenses: \$2.75/SF
- Zoned: Commercial
- Property sits on the north side of University Avenue with great visibility from the road.
- Site offers quick access to interstates I-235, I-80 and I-35.
- Parking Ratio: 251 stalls (5.5:1,000)

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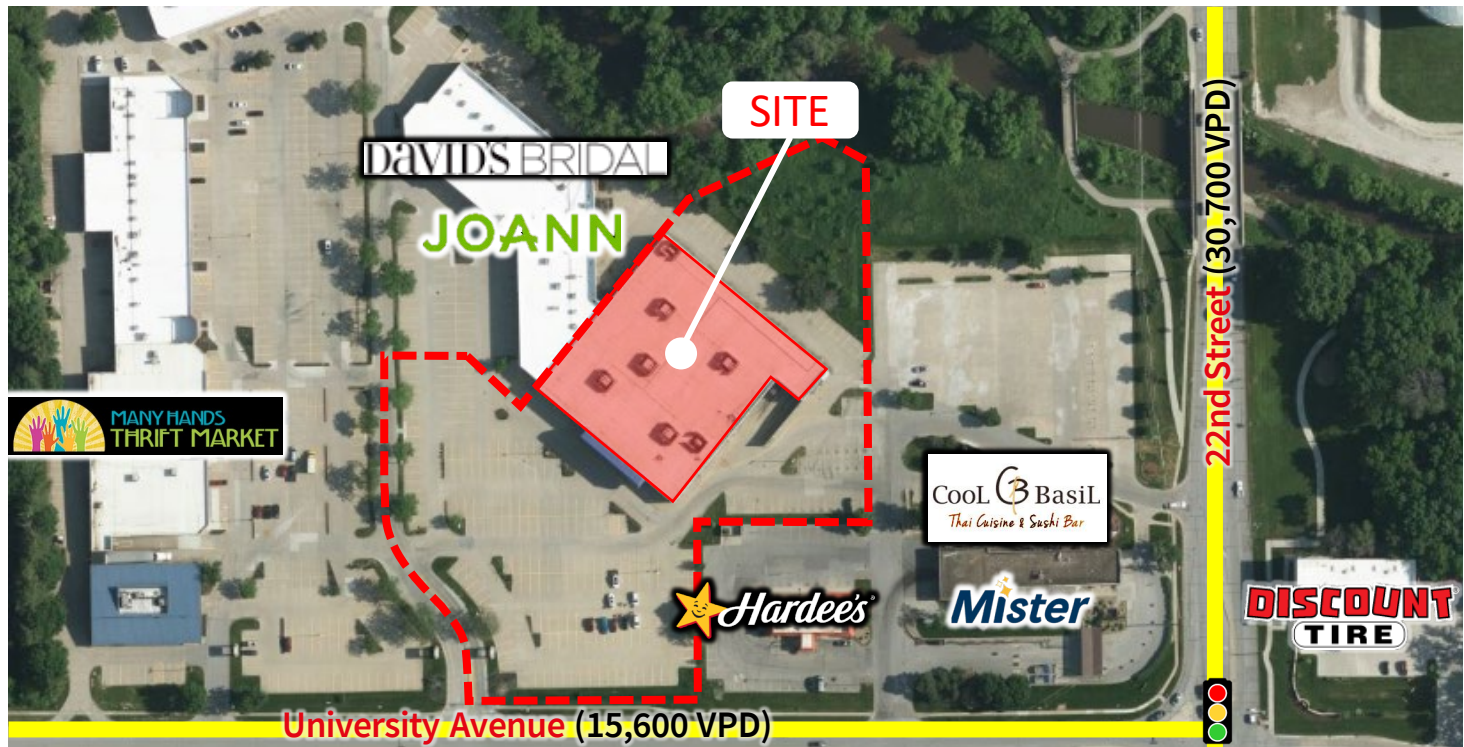
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Aerial



Demographics

	5 Miles ▼	10 Miles ▼	15 Miles ▼
	210,995	456,254	588,174
	Population	Population	Population
	88,090	181,337	231,568
	Households	Households	Households
	\$102,203	\$93,357	\$94,770
	Ave. HH Income	Ave. HH Income	Ave. HH Income

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

Retail Trade Area



Site Plan

