 **JLL** SEE A BRIGHTER WAY

# For lease

4094 Merle Hay Road  
Des Moines, IA 50310

1,265 - 60,790 RSF  
Retail space for lease

[jll.com/des-moines](http://jll.com/des-moines)

# Property overview

---

<b>Location</b>	4094 Merle Hay Road Des Moines, IA 50310
<b>Availability</b>	1,265 - 60,790 RSF
<b>Lease rate</b>	Negotiable
<b>Est. OPEX</b>	Available upon request
<b>Total building size</b>	223,876 SF

---

## Property information

- Hobby Lobby and Burlington Coat Factory have operated at the center for over 20 years along with other notable long-term tenants, Felix & Oscars and Famous Footwear
- Located adjacent to mixed-use Merle Hay Mall including Target, Kohl's, Old Navy, Starbucks, Five Below, Ross Dress for Less, Chick-fil-a, Famous Footwear, Popeye's Chicken, Merle Hay Family Medicine & Urgent Care, and Flix Brewhouse
- Kid's Empire and 75,000 SF Dink's Pickleball coming to Merle Hay Mall



# Area retailers



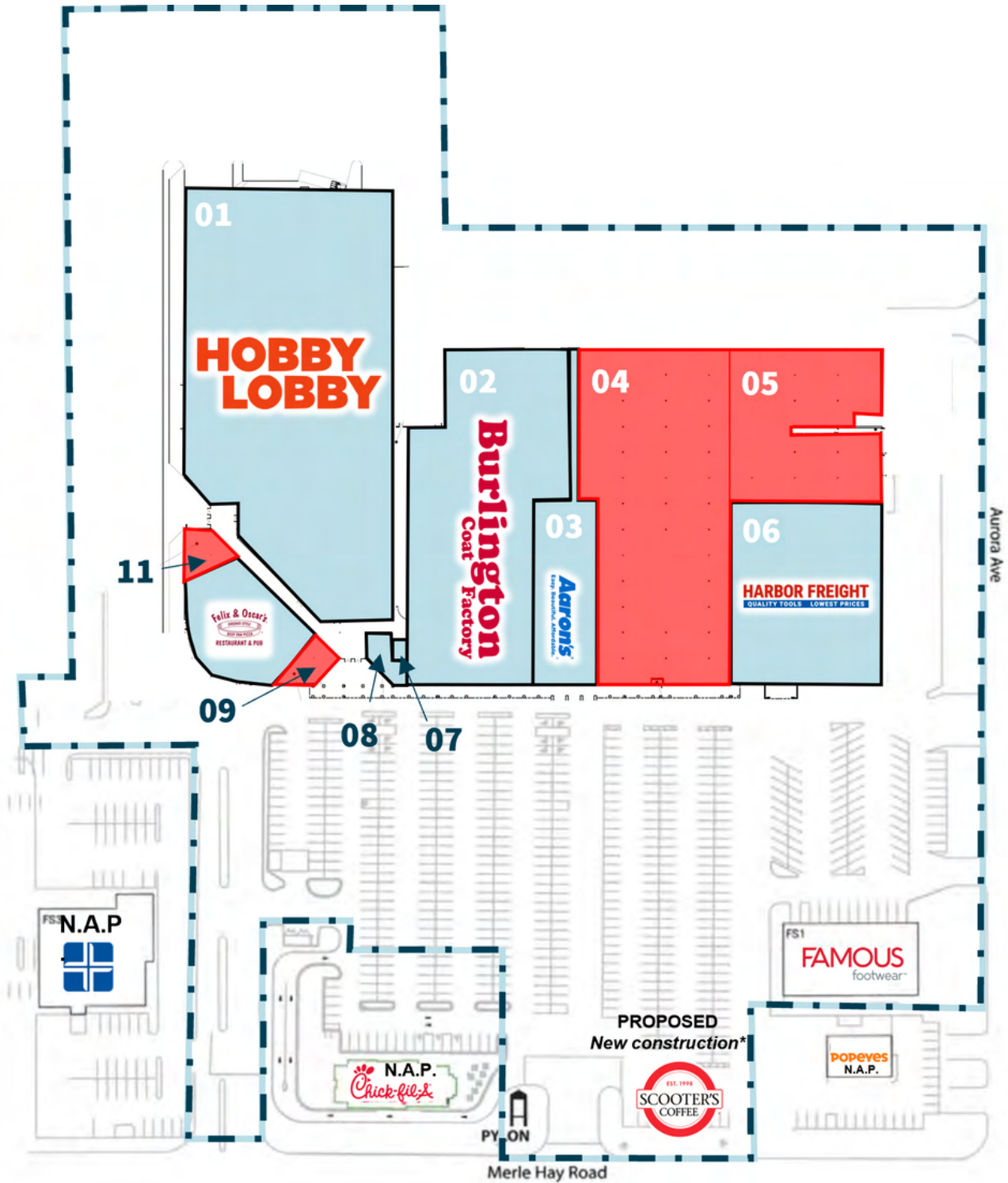
	1 mile	3 miles	5 miles
Estimated population	13,203	85,697	192,969
Estimated houtholds	5,587	36,291	80,753
Est. Average HH income	\$84,224	\$98,643	\$100,873



## Tenant Summary

Tenant Name	SF
Suite Number	
Hobby Lobby Unit 1	66,210
Burlington (Proposed rightsize) Unit 2	38,379
Aaron's (Proposed) Unit 3	11,036
<b>AVAILABLE Unit 4</b>	<b>41,292</b>
<b>AVAILABLE Unit 5</b>	<b>19,498</b>
Harbor Freight Tools Unit 6	23,921
Instant Alteration Unit 7	260
The Funky Zebra Boutique Unit 8	1,625
<b>AVAILABLE Unit 9</b>	<b>2,970</b>
Felix & Oscars Unit 10	8,137
<b>AVAILABLE Unit 11</b>	<b>1,451</b>
Famous Footwear FS1	10,057
Proposed Scooter's Coffee	632

# Proposed tenant layout



**North East View**



**South West View**



# Haymarket Mall

4094 Merle Hay Road | Des Moines, IA 50310



For lease

1,265 - 60,790 RSF

Retail space available

[jll.com/des-moines](http://jll.com/des-moines)

**Contact broker for  
additional information**

**Aaron Hyde**

Senior Vice President

[aaron.hyde@jll.com](mailto:aaron.hyde@jll.com)

+1 515 953 8834

**Meredith Young**

Vice President

[meredith.young@jll.com](mailto:meredith.young@jll.com)

1 515 419 2963