

**CSM TEAM**  
REAL ESTATE

**2701 GRAND AVENUE  
AMES, IOWA 50010**



## NORTH GRAND SHOPPING DISTRICT

### HIGHLIGHTS

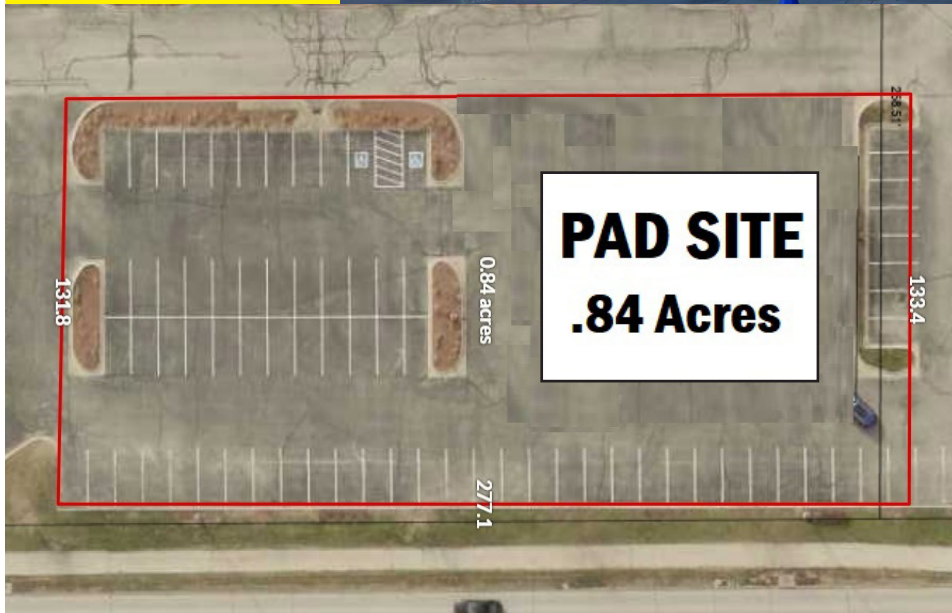
- Convenient and prime I-35 interstate access
- 71,067 daytime population (4 mile radius)
- ISU enrollment: 34,992 (1.2 miles away)
- Traffic count: 21,900 VPD Hwy 69 and 24th Street

- Ames HS (0.4 miles away)
- Gilbert HS (3.1 miles away)
- Surrounding counties: 144,926 population
- Median household income: \$68,592

### LEASING REPRESENTATIVE

**Ed Kaizer**  
(515) 291-6097  
1350grand@gmail.com





#### SURROUNDING RETAILERS

- Ace Hardware
- American Eagle Outfitters
- Bath and Body Works
- B-Bop's
- Brick City Grill
- Buckle
- Claire's
- Daily Thread
- Dairy Queen
- Eddie Bauer
- Fareway
- GNC
- JC Penny
- Kay Jewelers
- Kohls
- McFarland Urgent Care
- Pet Supplies Plus
- Pho Tea
- Planet Fitness
- Rue 21
- Serenity Couture
- Shoe Carnival
- Starbucks
- Subway
- Torrid
- Tradehome Shoes
- Verizon
- Walgreens
- Wallaby's Bar and Grill
- Walmart Supercenter

**New Residential Growth to the North**  
**Part of the Ames 2040 Expansion Plan**  
**Ames Ranked Top 15 Places To Live (2020)**

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