



 **JLL** SEE A BRIGHTER WAY

For sale

100% Leased Retail
Center in Urbandale, Iowa

Sale price: \$2,700,000.00

Total building size: 22,301 SF

Tuscany Village Center II
3881 121st Street
Urbandale, Iowa 50323

Property information

- Current NOI: \$197,054.00 (With ~2% annual average increases)
- Building located north of Douglas on 121st Street, west of I-35/80 in Urbandale and is adjacent to multiple single-family and multi-family housing developments, & retail, commercial, and hospitality
- Tenants include: R3 Construction, AP Mortgage, Stylin' Paws Play Place, State Farm Insurance
- Long-term growing cash flow with a WALT of ~8 Year

Contact broker for
additional information

jll.com/des-moines

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Images



Floorplan



Aerial view



Tuscany Center II

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Demographics

	1 mile	3 miles	5 miles
Est. population	3,260	53,341	183,890
Est. households	1,132	20,968	74,239
Est. Average HH income	\$132,758	\$96,516	\$84,876

Traffic counts

Meredith Dr.	12,800 VPD
121st Street	6,924 VPD
Douglas Ave.	22,439 VPD
I-80/35	88.712 VPD

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