

5495 Merle Hay Road

Johnston, Iowa 50131

Property Highlights

- Lot Size: ± 1.28 AC (55,840 SF)
- 1/2 Mile north of Interstate 35/80
- Zoning: PUD - Retail/Office/Mixed-Use
- Traffic Counts: Merle Hay Road - 20,200 VPD (Iowa DOT 2016)

Property Overview

Commercial Development Land for sale at the intersection of NW 55th Avenue & Merle Hay Road in Johnston. The area around the site boasts of numerous development projects. To the south, Bombers, a 35-acre family entertainment project featuring indoor golf driving range, arcade, bowling alley, 96-room hotel and numerous bars and restaurants. To the south and west, Ignit Sports Complex, 200,000 square foot recreation facility. This activity makes this site an ideal location for a variety of development opportunities.

Offering Summary

Sale Price: \$1,088,880 (\$19.50 PSF)

Lot Size: 1.28 Acres (55,840 SF)

[View Property Video](#)

For More Information

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SITE

NW 55TH AVE.

MERLE HAY RD -- (20,200 VPD)

SONIC

LifeServe
BLOOD CENTER

NW JOHNSTON DR.

SUBWAY

BANDIT BURRITO

PAPIAS PIZZA

BOMBERS GOLF & HOTEL



Lithia Volkswagen
of Des Moines

Audi
Des Moines

ACURA
ACURA OF
JOHNSTON

INTERSTATE 35 INTERSTATE 80

± 7,750 RETAIL CENTER WITH DRIVE-THRU



± 12,000 STAND-ALONE BUILDING



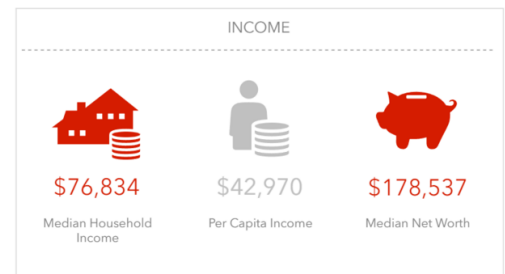
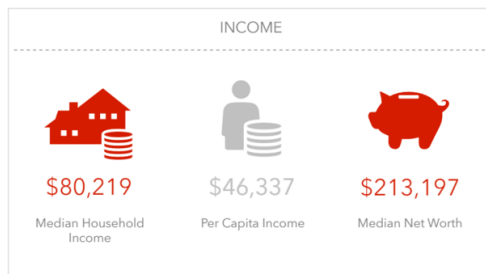
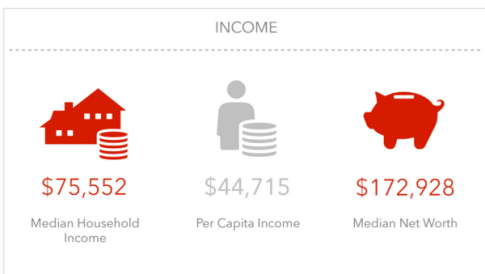
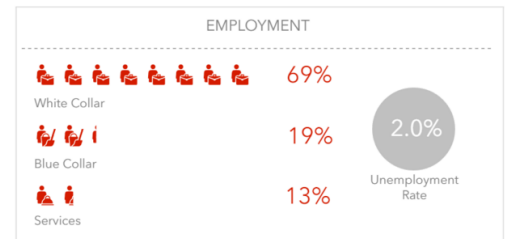
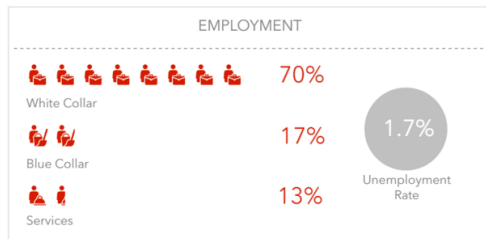
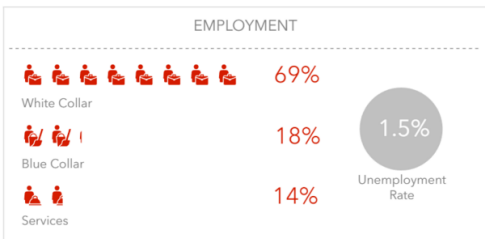
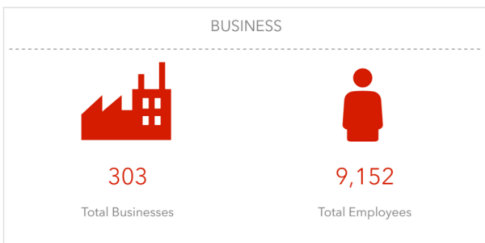
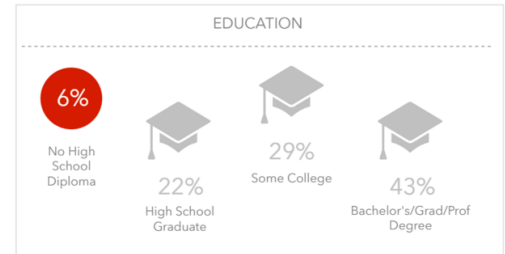
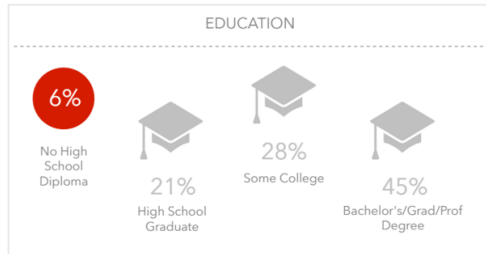
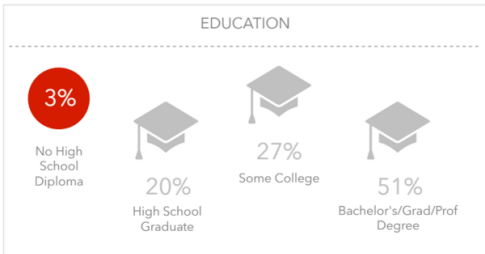
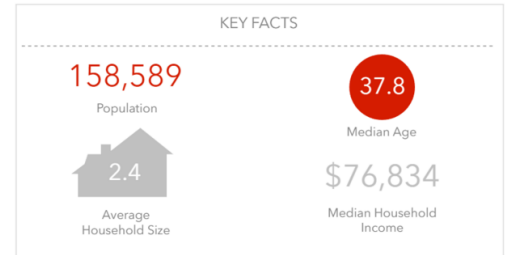
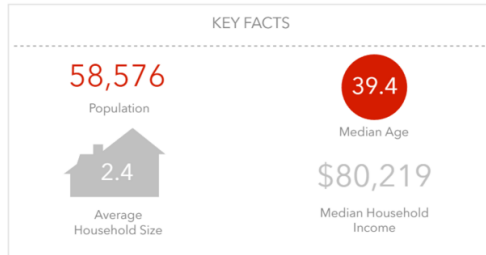
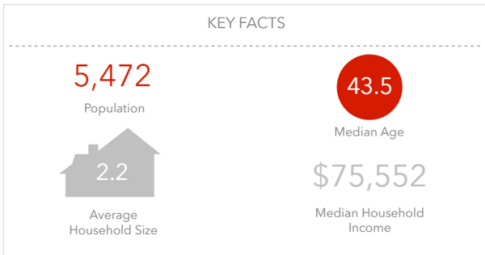
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3521 Beaver Avenue
Des Moines, IA 50310
515 222 0000 tel
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1 mile

3 miles

5 miles



2023 Households by income (Esri)
The largest group: \$75,000 - \$99,999 (17.1%)
The smallest group: <\$15,000 (4.8%)

Indicator ▲	Value	Diff	Polk County
<\$15,000	4.8%	-1.4%	█
\$15,000 - \$24,999	6.6%	0	█
\$25,000 - \$34,999	5.3%	-1.4%	█
\$35,000 - \$49,999	15.9%	+4.3%	█
\$50,000 - \$74,999	17.0%	-1.2%	█
\$75,000 - \$99,999	17.1%	+1.2%	█
\$100,000 - \$149,999	15.5%	-1.4%	█
\$150,000 - \$199,999	10.1%	+1.6%	█
\$200,000+	7.8%	-1.6%	█

Bars show deviation from Polk County

2023 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (18.4%)
The smallest group: <\$15,000 (4.5%)

Indicator ▲	Value	Diff	Polk County
<\$15,000	4.5%	-1.7%	█
\$15,000 - \$24,999	4.9%	-1.7%	█
\$25,000 - \$34,999	5.8%	-0.9%	█
\$35,000 - \$49,999	11.9%	+0.3%	█
\$50,000 - \$74,999	18.4%	+0.2%	█
\$75,000 - \$99,999	16.4%	+0.5%	█
\$100,000 - \$149,999	18.1%	+1.2%	█
\$150,000 - \$199,999	8.3%	-0.2%	█
\$200,000+	11.6%	+2.2%	█

Bars show deviation from Polk County

2023 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (18.5%)
The smallest group: <\$15,000 (5.9%)

Indicator ▲	Value	Diff	Polk County
<\$15,000	5.9%	-0.3%	█
\$15,000 - \$24,999	6.1%	-0.5%	█
\$25,000 - \$34,999	6.3%	-0.4%	█
\$35,000 - \$49,999	11.4%	-0.2%	█
\$50,000 - \$74,999	18.5%	+0.3%	█
\$75,000 - \$99,999	16.7%	+0.8%	█
\$100,000 - \$149,999	17.1%	+0.2%	█
\$150,000 - \$199,999	8.2%	-0.3%	█
\$200,000+	9.7%	+0.3%	█

Bars show deviation from Polk County