



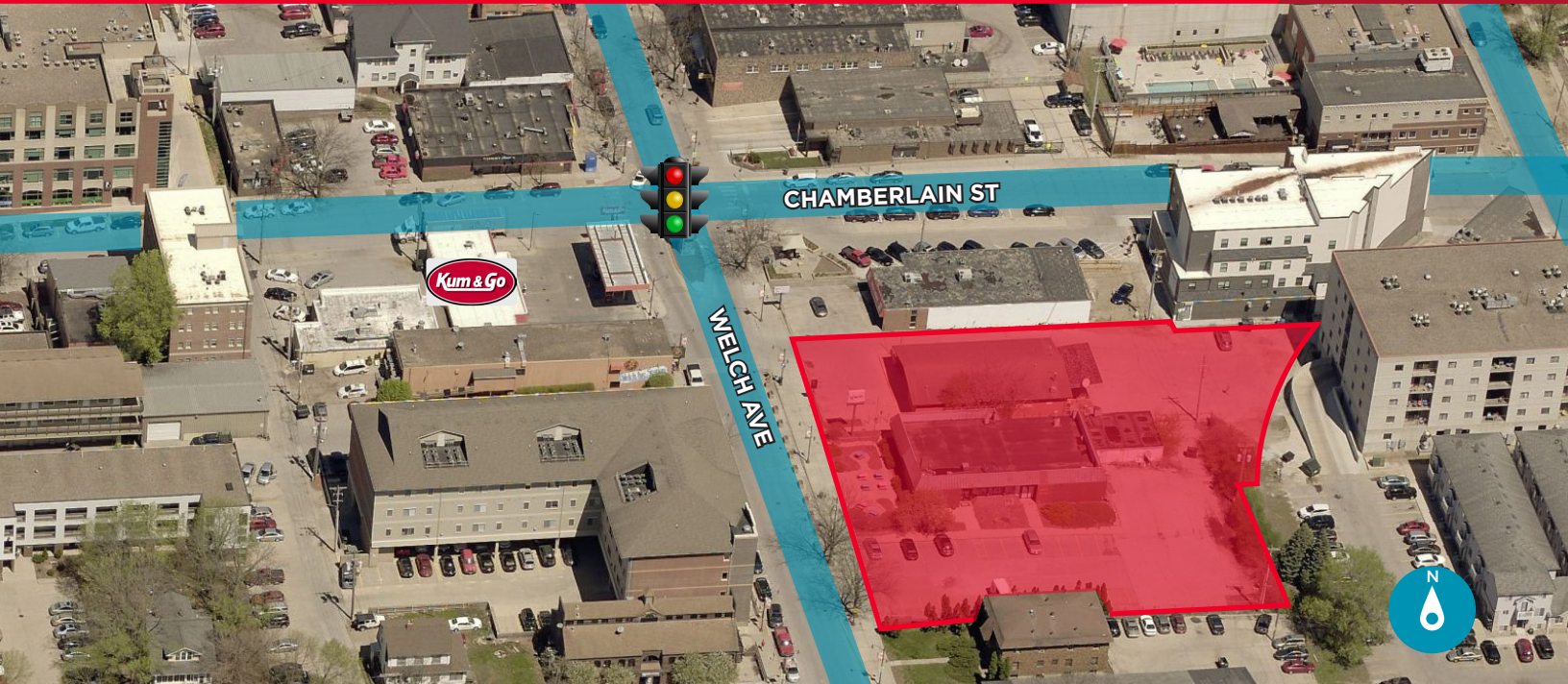
**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

FOR SALE

# Iowa State Campustown Property

210 & 218 Welch Avenue / Ames, IA



**Sale Price: \$3,660,000**

**Lot Size: 1.12 Acres (48,780 SF)**

**Building Sizes: 3,221 SF & 5,664 SF**

## Property Highlights

- Rare opportunity in the heart of Iowa State University Campustown
- Ideal redevelopment site for student housing, hospitality, retail, restaurant and office
- One block south of the main campus
- Iowa State University Enrollment: 31,825 (2020)

*Campustown is the primary commercial district serving Iowa State University students, staff and visitors. Living space in the District has grown exponentially with \$120+ million invested in new buildings over the past couple of years. On-going redevelopment continues to improve the Campustown infrastructure with new retail space. For over 100 years, Ames Campustown has been the #1 choice of Iowa State University students and staff for goods and services.*



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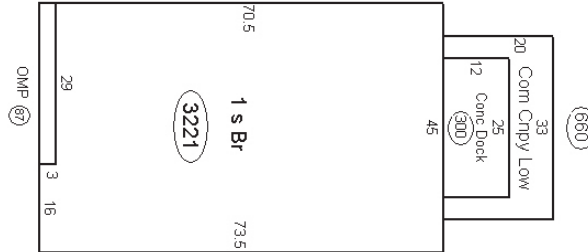
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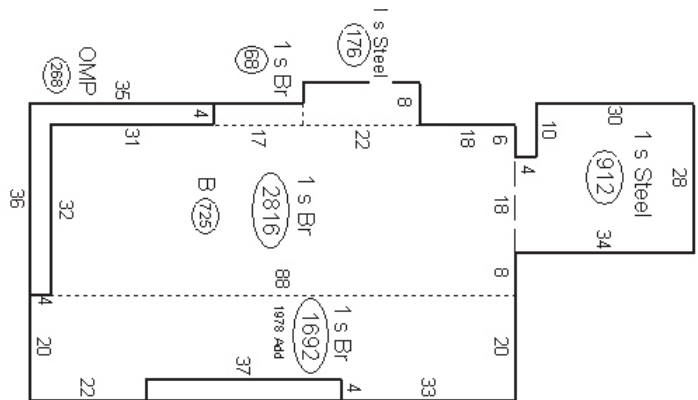
## 210 Welch Ave

- Building Size: 3,221 SF
- Lot Size: 20,280 SF
- Year Built: 1964
- Zoning: CSC - Campustown Service Center
- Vacant



## 218 Welch Ave

- Building Size: 5,664 SF
- Lot Size: 28,500 SF
- Year Built: 1971
- Zoning: CSC - Campustown Service Center
- Vacant





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## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TRAFFIC COUNTS

1 Mile	20,435	\$42,718	26,021
3 Miles	65,383	\$73,970	70,346
5 Miles	70,694	\$76,933	79,948

Lincoln Way:	23,600 VPD
Welch Avenue:	5,560 VPD

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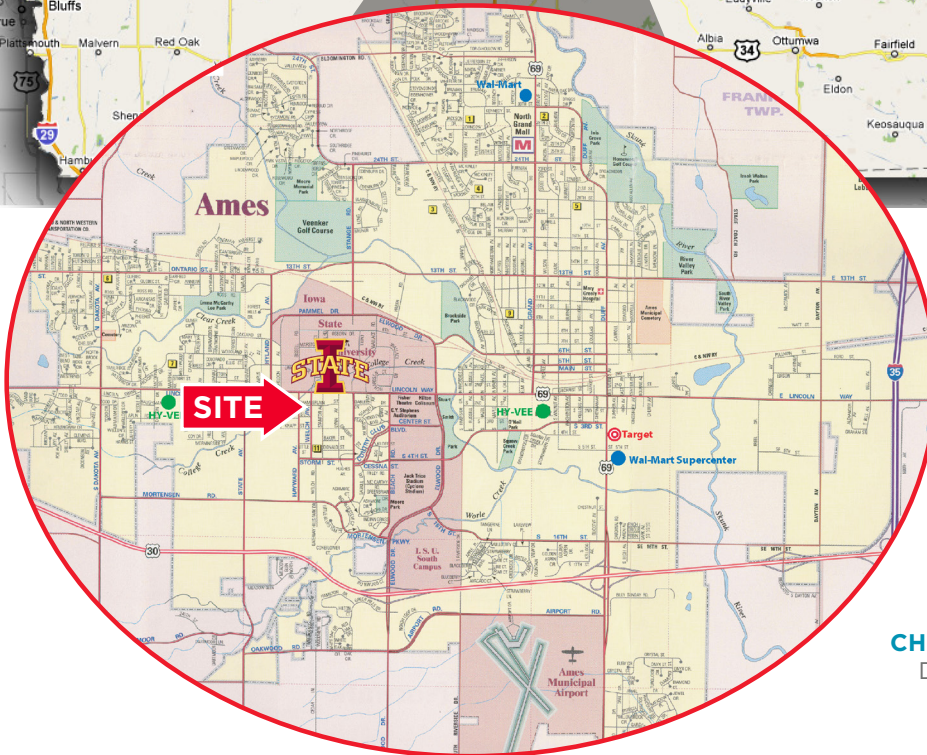
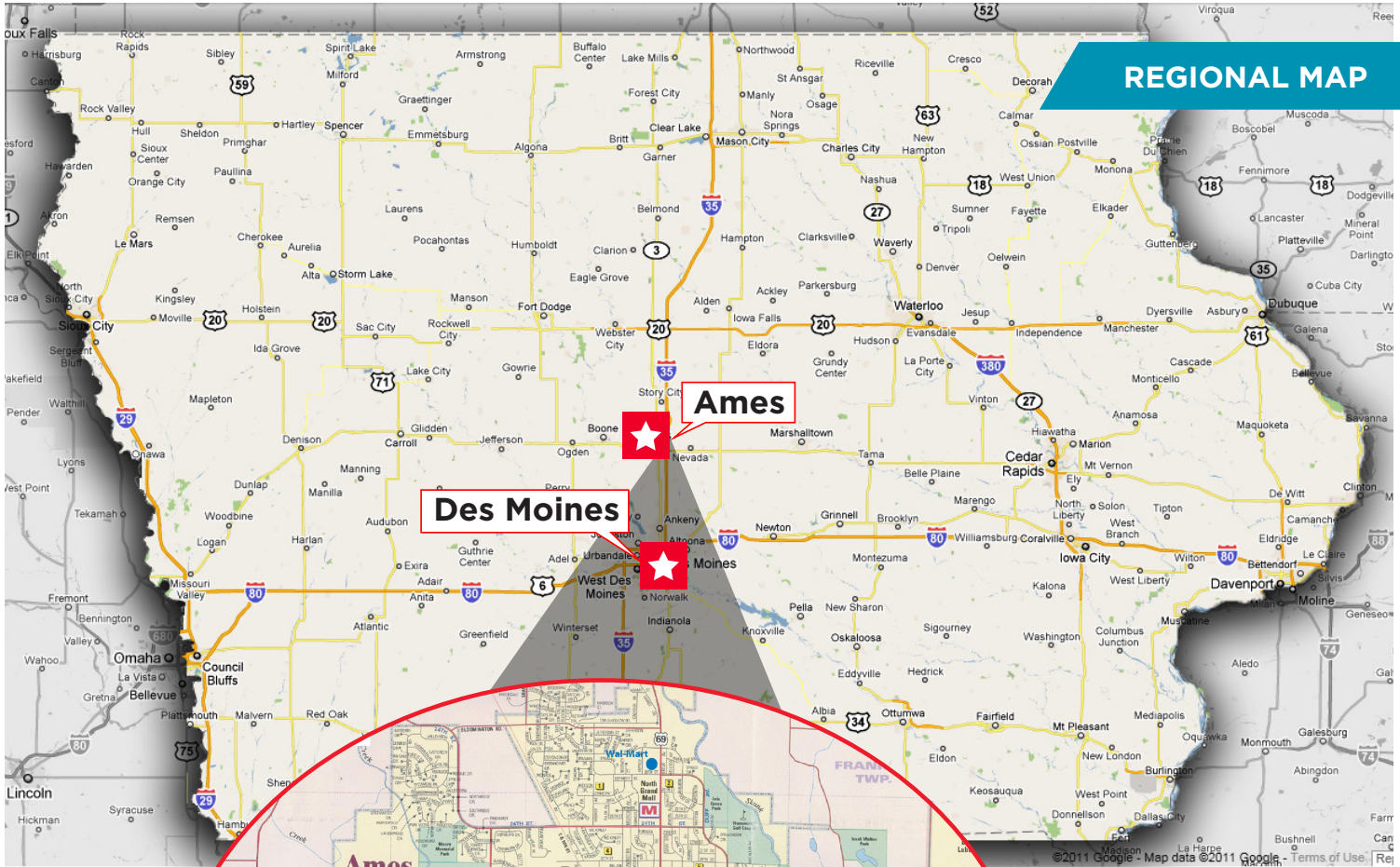
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## REGIONAL MAP



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