

# 3455 SE GATEWAY DR

## GRIMES, IA 50111



### OFFERING SUMMARY

Lot	Lot Size	Price PSF	Total Price
Lot 1	2.0 Acres	\$14.00 PSF	\$1,220,000
Lot 2	1.6 Acres	\$10.00 PSF	\$700,000
Lots 1 & 2	3.6 Acres	\$12.25 PSF	\$1,920,000

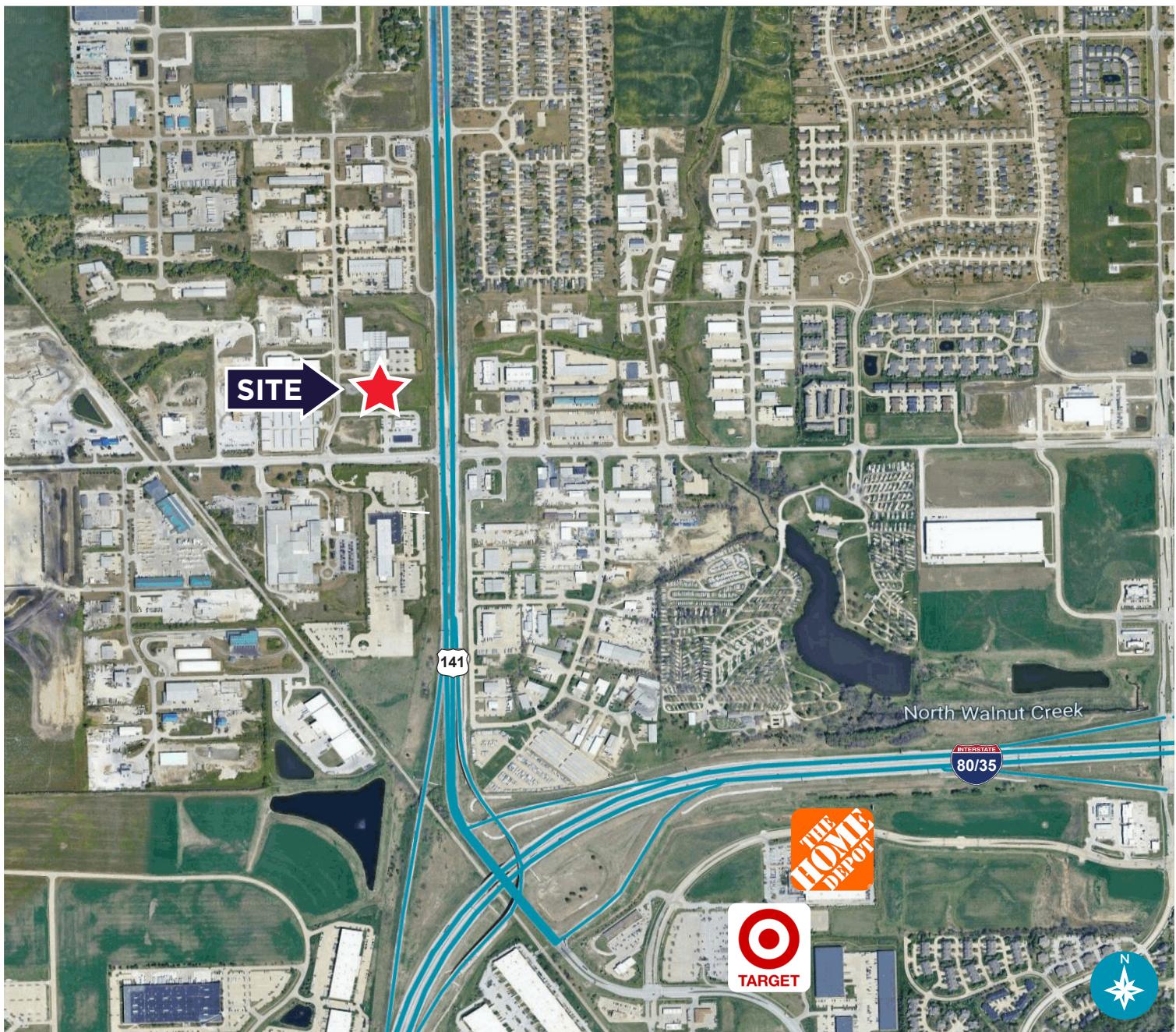
### PROPERTY HIGHLIGHTS

- 1.6 – 3.6 acres available
- Flexible lot sizes to meet user needs
- Located in rapidly growing Grimes
- High visibility location with over 36,800 VPD
- Highway 141 frontage
- Excellent access to I-80 / I-35 (1/4 mile south)
- Zoning: M-1A (Light Industrial)
- Adjacent to Canoyer's Garden Center
- Ideal for light industrial, service, flex, or commercial

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 CUSHMAN &  
WAKEFIELD  
Iowa Commercial Advisors



## CONTACT

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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Total Households:</b>	743	34,311	125,649
<b>Total Population:</b>	1,985	88,271	307,520
<b>Avg HH Income:</b>	\$92,850	\$98,184	\$84,854

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