

FOR LEASE



KNAPP
PROPERTIES



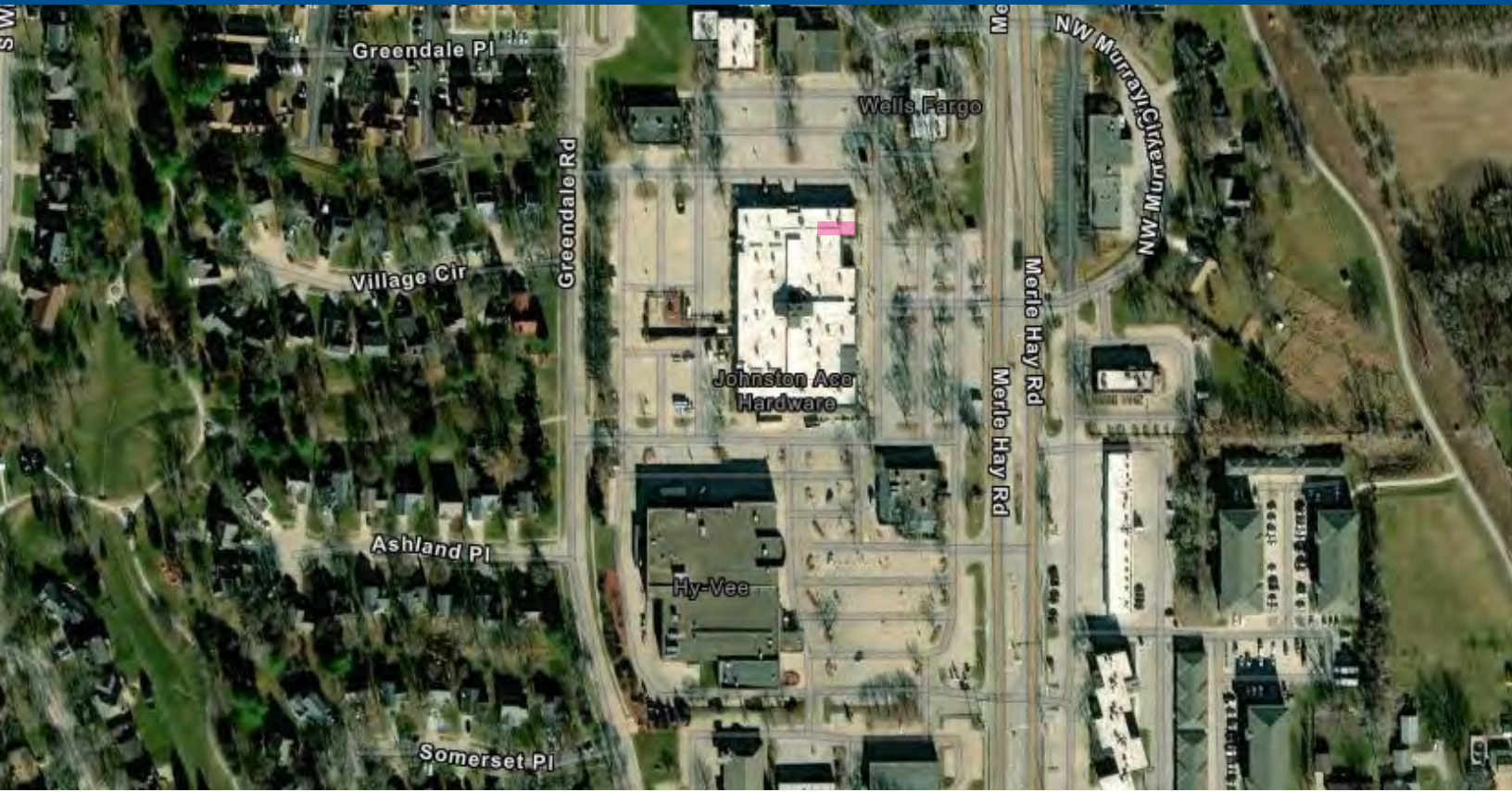
5800 MERLE HAY ROAD Johnston, Iowa 50131

Retail Space
Available
1,376 RSF +/-

ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com
Licensed in IA

KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com
Licensed in IA

5800 MERLE HAY ROAD FOR LEASE



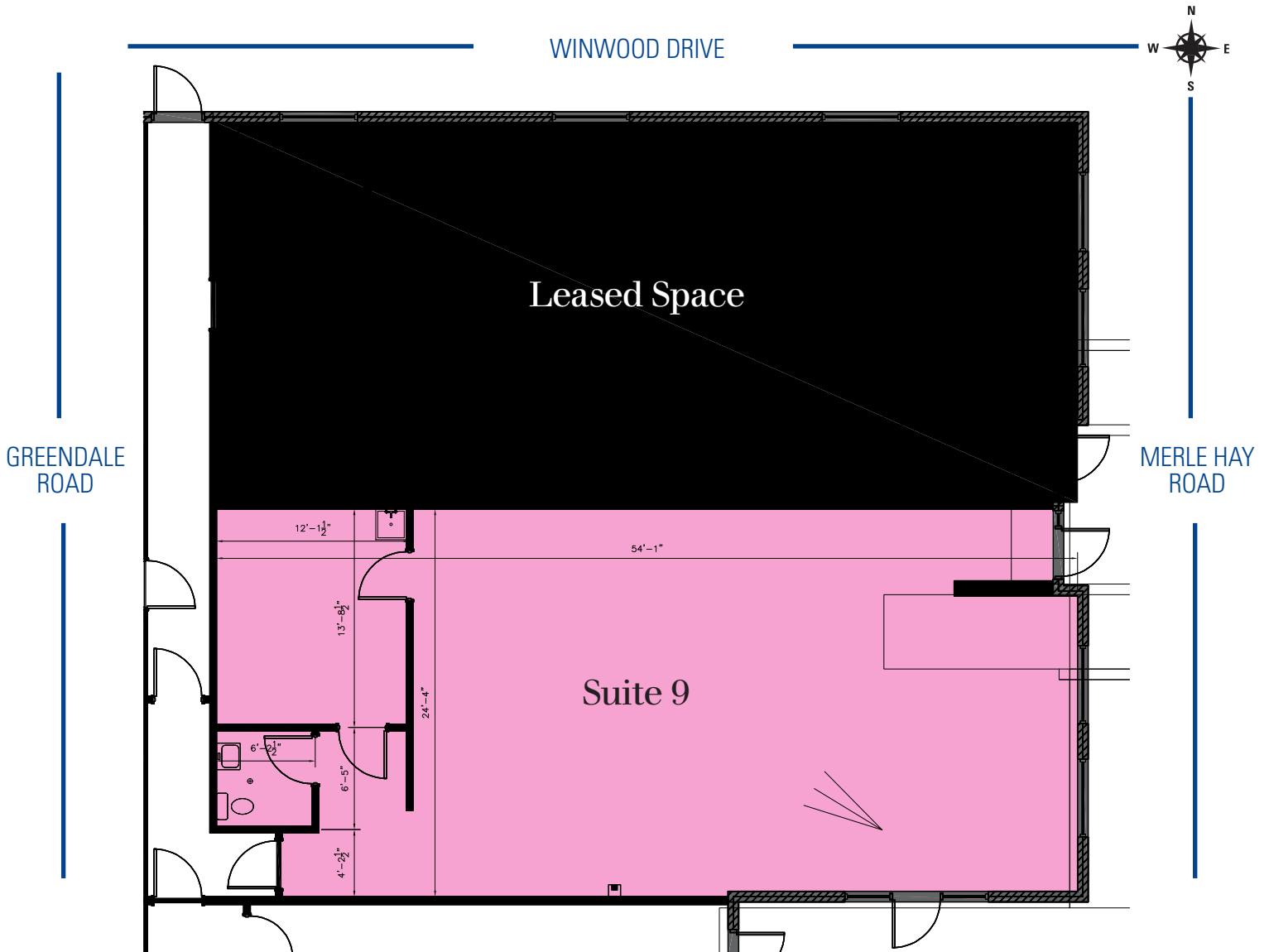
Position your business for success with prime visibility along Johnston’s busy Merle Hay corridor. This former Big Acai space offers a turnkey layout, strong traffic counts, ample parking, and a high-growth location surrounded by thriving retail and dining.

BUILDING HIGHLIGHTS

- **Prominent Location** – frontage along Merle Hay Road
- **High Visibility** – 20,300 vehicles per day
- **Vibrant Retail Area** – near Hy-Vee, ACE Hardware, Wells Fargo, Greenbriar Restaurant, and 0.1 miles from Johnston Town Center (Backpocket Pin & Pixel, Blue Bean Coffee, The Cork, splash pad, farmers market, concerts & events)
- **Ready-to-Use Space** – ideal setup for a cafe or beverage concept
- **Adaptable Layout** – suitable for retail, service, or office users
- **Convenient Access** – one mile north of I-80/I-35 interchange
- **Ample Parking** – shared lot with generous customer parking
- **Dynamic Market** – located in one of the metro’s most desirable suburbs



5800 MERLE HAY ROAD FLOOR PLAN



RETAIL SPACE
1,376 RSF ±

Lease Rate:
\$14.00 PSF NNN

*Available
Immediately*

ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com

KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com

DEMOGRAPHICS

5800 MERLE HAY ROAD

5 mile radius

INCOME



\$85,335

Median Household Income



\$260,604

Median Net Worth



\$289,038

Median Home Value



\$68,894

Median Disposable Income

EDUCATION



45%

Bachelor's/Grad/Prof Degree

BUSINESS



5,956

Total Businesses



78,890

Total Employees

KEY FACTS



147,160

Population



146,925

Total Daytime Population



37.6

Median Age



59,944

Households

TRAFFIC



20,300

Merle Hay Road

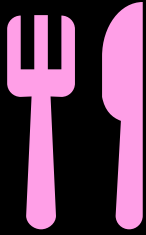
EMPLOYMENT



2.7%

Unemployment Rate

nearby **ATTRACTIONS**



408

Restaurants



28

Bars and
Pubs



45

Coffee
Shops



43

Grocers



73

C-Stores



156

Retail
Shopping



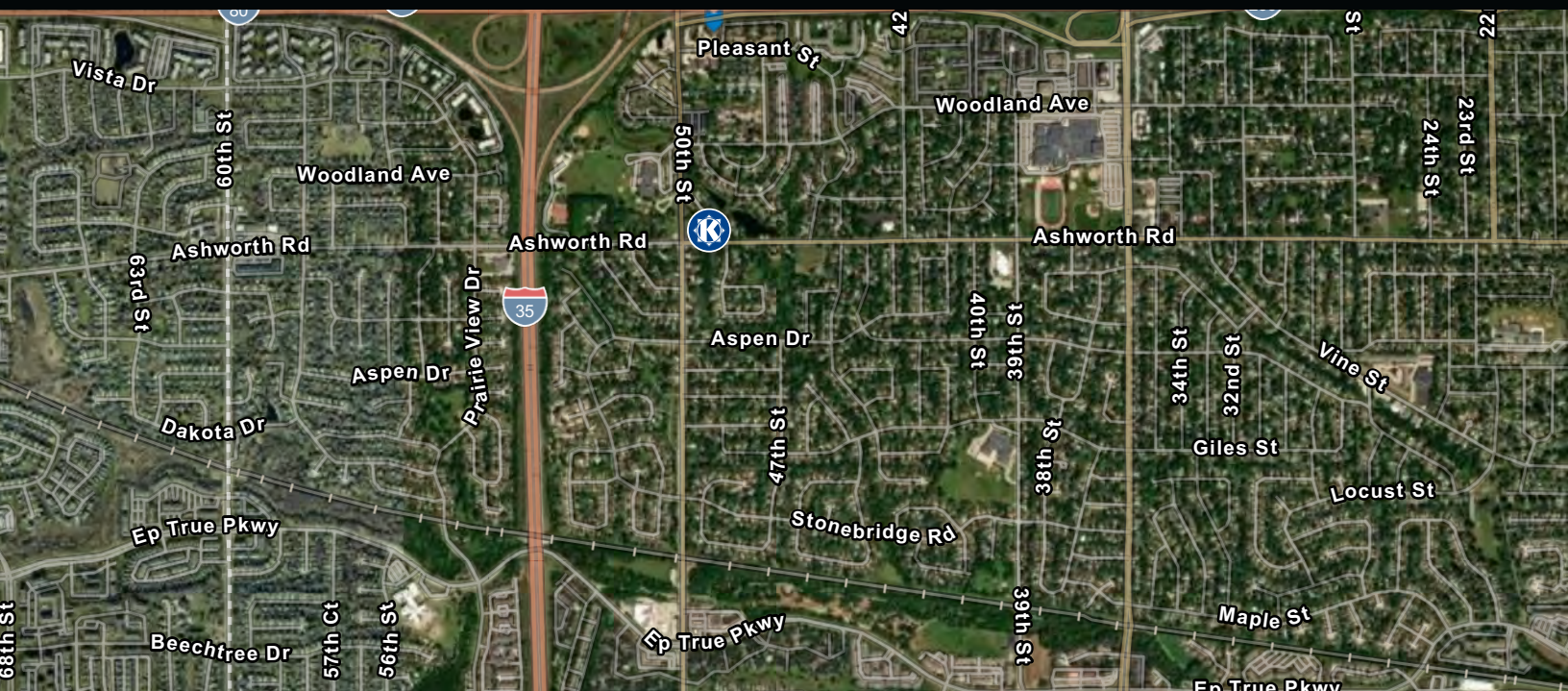
57

Hotels



53

Attractions/
Entertainment



FOR LEASE 5800 MERLE HAY RD

Johnston, Iowa 50131



KNAPP
PROPERTIES



ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com



KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com

All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.