



PROPERTY FEATURES:

- **For Sale: \$15/SF**
- **For Lease or Build-to-Suit**
- Lease rate negotiable
- Lot Size: 1.10 acres
- Building Size: 10,000 square feet
- Tenant improvements available
- Located at the lighted intersection of Highway 141 and SE 37th Street (65,254 VPD in 2025)
- First intersection after the \$60,000,000 Urban Loop Flyover
- One of the busiest intersections in Iowa
- 175' of frontage on Highway 141
- Building and monument signage
- Total population in 2024:
1 mile 3,041 | 3 miles 46,260 | 5 miles 128,056

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