

HURD

LINCOLN WAY CORNERS

3800 Lincoln Way, Ames, IA 50014

EXCLUSIVELY
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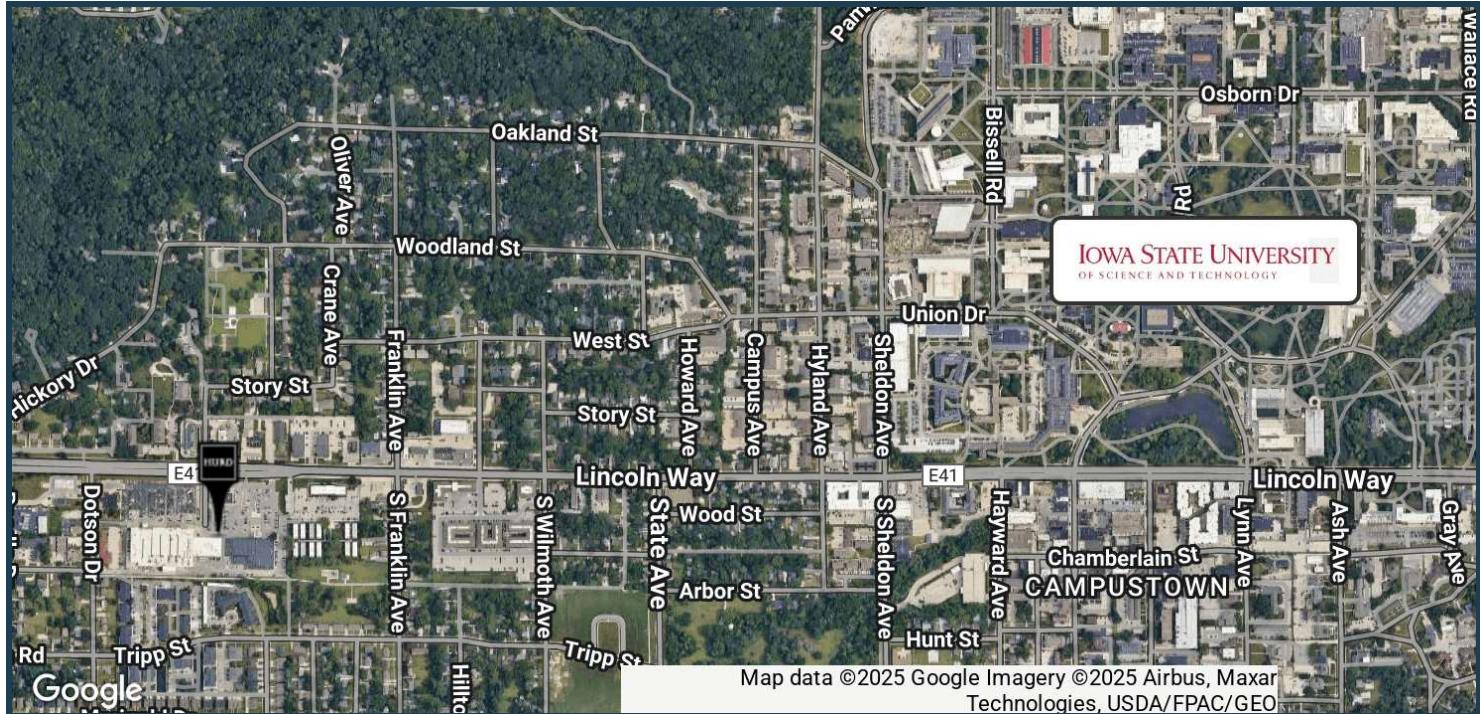
515.225.1102



EXECUTIVE SUMMARY

LINCOLN WAY CORNERS

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OFFERING SUMMARY

Available SF:	4,700 SF
Lease Rate:	\$19.00 SF/yr (NNN)
CAM Charge:	
Lot Size:	7.65 Acres
Shopping Center Size:	98,630 SF
Zoning:	HOC - Highway Oriented Commercial
Market:	Ames

PROPERTY OVERVIEW

4,700 SF of retail space available for lease
Former Iowa DOT space (end cap)
Next to Hy-Vee
High visibility signage
Ample on-site parking for customers and staff
Close proximity to Iowa State University

LOCATION OVERVIEW

Hy-Vee anchored shopping center
Situated on Lincoln Way, Ames' main commercial artery
Minutes from Iowa State University (30,000+ students)
Surrounded by strong national and local retailers, restaurants, and service businesses
Ames is frequently ranked among the best small cities to live in America thanks to its affordability, strong economy, and high quality of education
Located 25 miles north of Des Moines

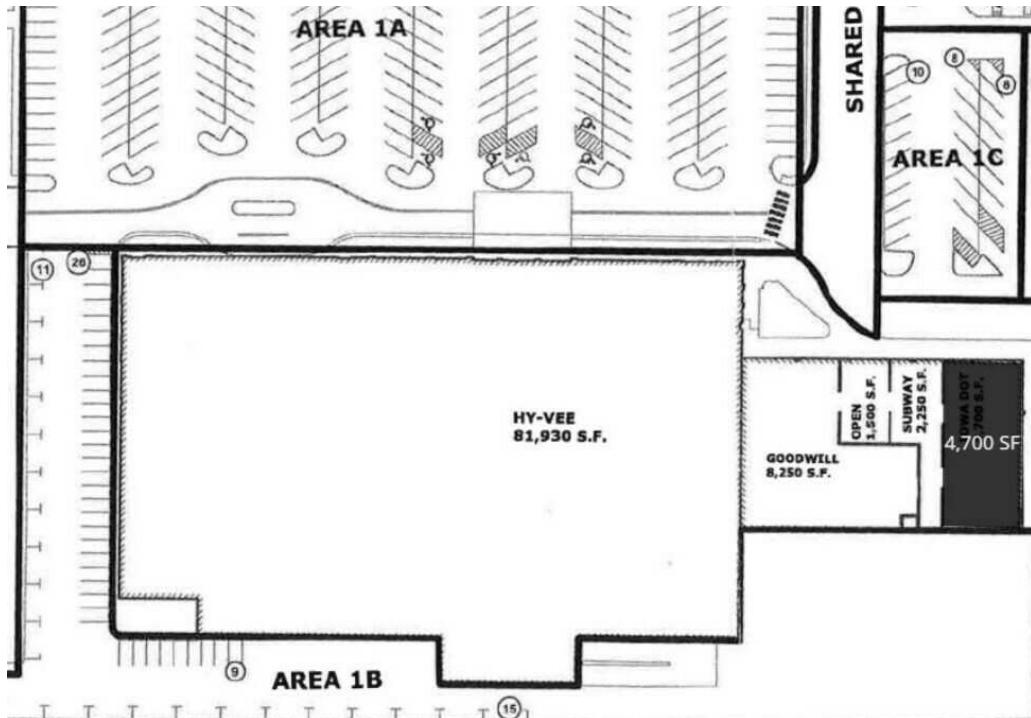
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AVAILABLE SUITE LINCOLN WAY CORNERS

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,700 SF	Lease Rate:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3708 Lincoln Way, Ames, IA	Available	4,700 SF	NNN	\$19.00 SF/yr	-

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FLOOR PLAN **LINCOLN WAY CORNERS**

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FRAME, & WINDOW SCHEDULE

	DOOR			FRAME					
	TYPE	MATERIAL	THICK.	SIZE	FINISH	TYPE	MATERIAL	DEPTH	HEIGHT
					NO CHANGE				
					NO CHANGE				
					NO CHANGE				
					NO CHANGE				
					NO CHANGE				
					NO CHANGE				
					NO CHANGE				
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	4-0	4-0	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
7-0	DO	AL	1/4"	PT-1	PT-1	HM	3-4	7-2	
					NO CHANGE				
7-0	DO	AL	1/4"	PT-1	PT-1	AL	2-0	7-2	
					NO CHANGE				

The diagram illustrates four door and frame elevation options.

Option F1: A single door set within a frame. The door height is 7'-0" and the total frame height is 8'-0". The door width is 3'-0" and the total frame width is 3'-4".

Option F2: A single door set within a frame. The door height is 7'-0" and the total frame height is 8'-0". The door width is 3'-0" and the total frame width is 3'-4".

Option D1: A double door set within a frame. The door height is 7'-0" and the total frame height is 8'-0". The door width is 2'-0" and the total frame width is 3'-4".

Option D2: A double door set within a frame. The door height is 7'-0" and the total frame height is 8'-0". The door width is 2'-0" and the total frame width is 3'-4".

ROOM FINISH SCHEDULE

DOOR AND FRAME ELEVATIONS

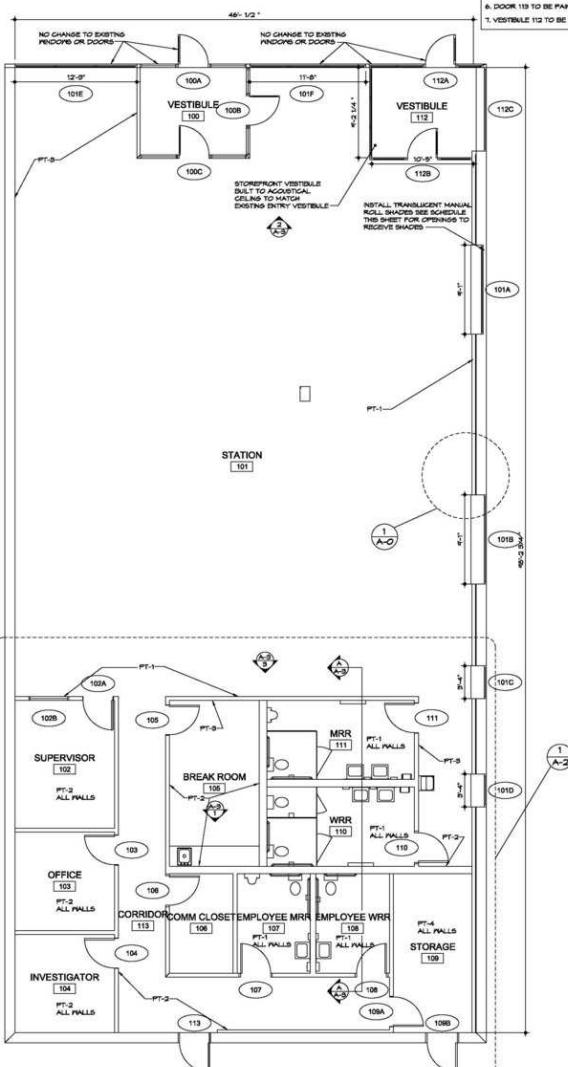
WINDOW SHADE SCHEDULE

NO.	SIZE	% OPEN	COLOR	FABRIC	
				SIZE	COLOR
101A	4-1	5-10	5%	CHARCOAL	4"
101B	4-1	5-10	5%	CHARCOAL	4"
101C	4-6	5-10	5%	CHARCOAL	4"
101D	3-6	5-10	5%	CHARCOAL	4"
101E	12-20	7-10	5%	CHARCOAL	4"
101F	11-16	7-10	5%	CHARCOAL	4"

1 ENLARGED PLAN
A-2 SCALE: 1/4"=1'-0"

NOTES:

1. INSTALL NEW CARPET
2. FLOOR PREP NEEDS
3. REPAIR AND PAINT IV
4. PATCH NEW CEILING ?
5. CEILING TO REMAIN A
6. DOOR 119 TO BE FAR
7. VESTIBULE 112 TO BE



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AREA BUSINESSES LINCOLN WAY CORNERS

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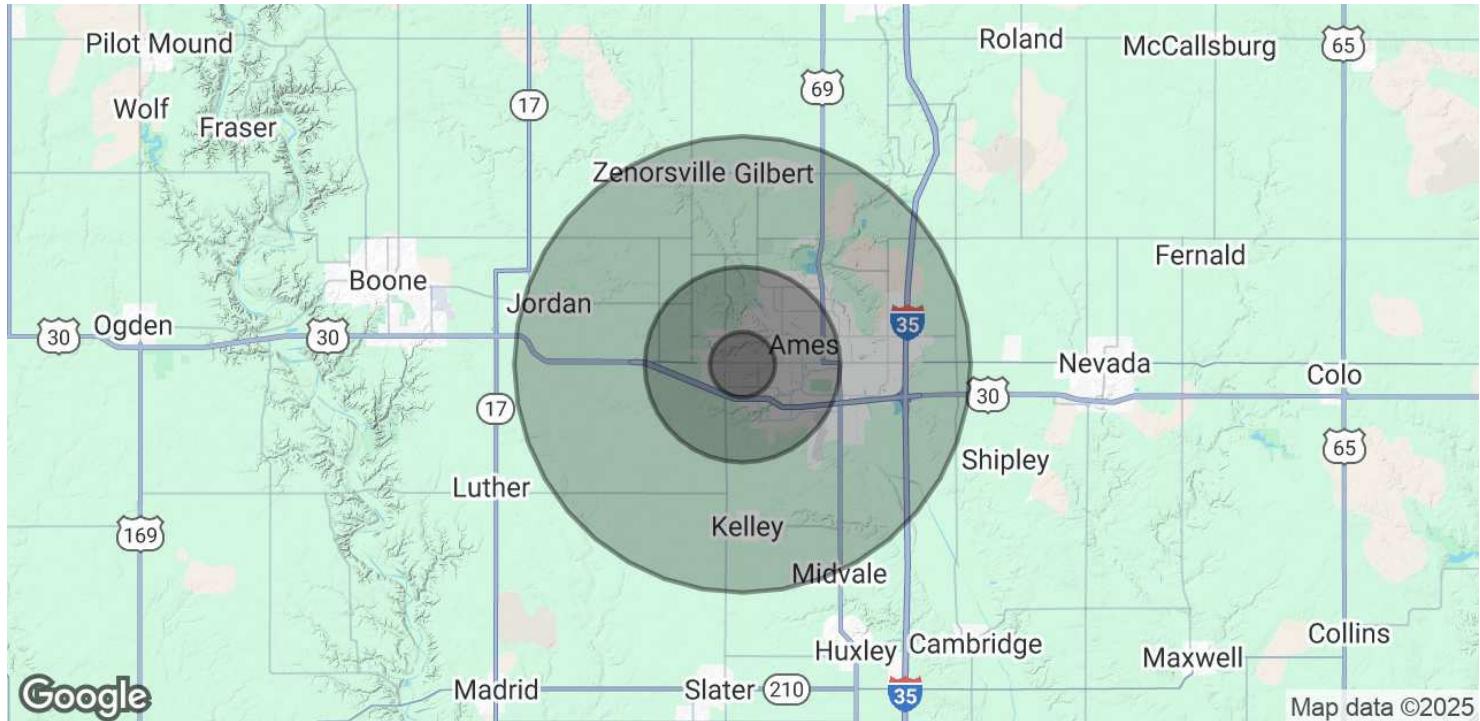
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DEMOGRAPHICS MAP & REPORT

LINCOLN WAY CORNERS

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POPULATION

	1 MILE	3 MILES	7 MILES
Total Population	17,604	59,553	74,542
Average Age	28	32	33
Average Age (Male)	28	31	33
Average Age (Female)	29	32	34

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	7 MILES
Total Households	7,126	22,499	28,944
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$70,882	\$75,761	\$80,323
Average House Value	\$417,933	\$318,768	\$314,758

Demographics data derived from AlphaMap

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