

**HURD**

# LINCOLN WAY CORNERS

3800 Lincoln Way, Ames, IA 50014

**EXCLUSIVELY  
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# EXECUTIVE SUMMARY

## LINCOLN WAY CORNERS

# HURD



### 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

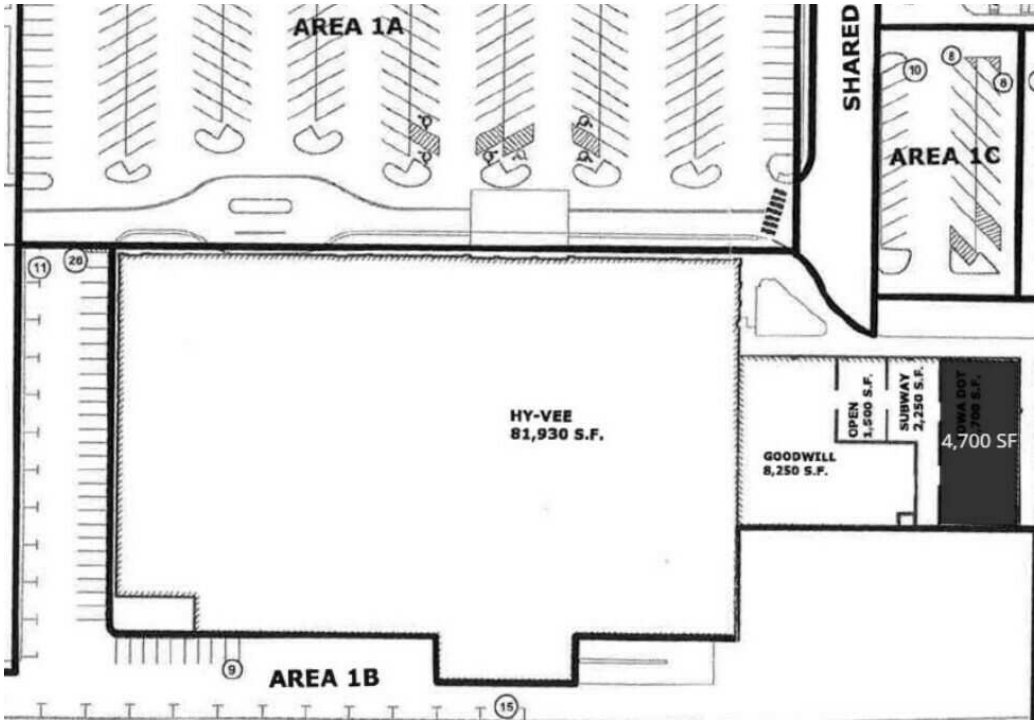
Hy-Vee anchored shopping center  
Situated on Lincoln Way, Ames' main commercial artery  
Minutes from Iowa State University (30,000+ students)  
Surrounded by strong national and local retailers, restaurants, and service businesses  
Ames is frequently ranked among the best small cities to live in America 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



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	-

## HURD

103A

102B

SUPERVISOR  
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OFFICE  
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INVESTIGATOR  
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BREAK ROOM  
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COMM CLOSET  
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EMPLOYEE MRR  
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EMPLOYEE WRR  
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**NOTES:**

1. INSTALL NEW CARPET
2. FLOOR PROP WEDGE
3. REPAIR AND PAINT (S)
4. PATCH NEW CEILING (S)
5. CEILING TO REMAIN (A)
6. DOOR 113 TO BE PAIR
7. VESTIBULE 112 TO BE

**FLOOR PLAN**  
SCALE: 3/16"=1'-0"



AREA BUSINESSES  
LINCOLN WAY CORNERS



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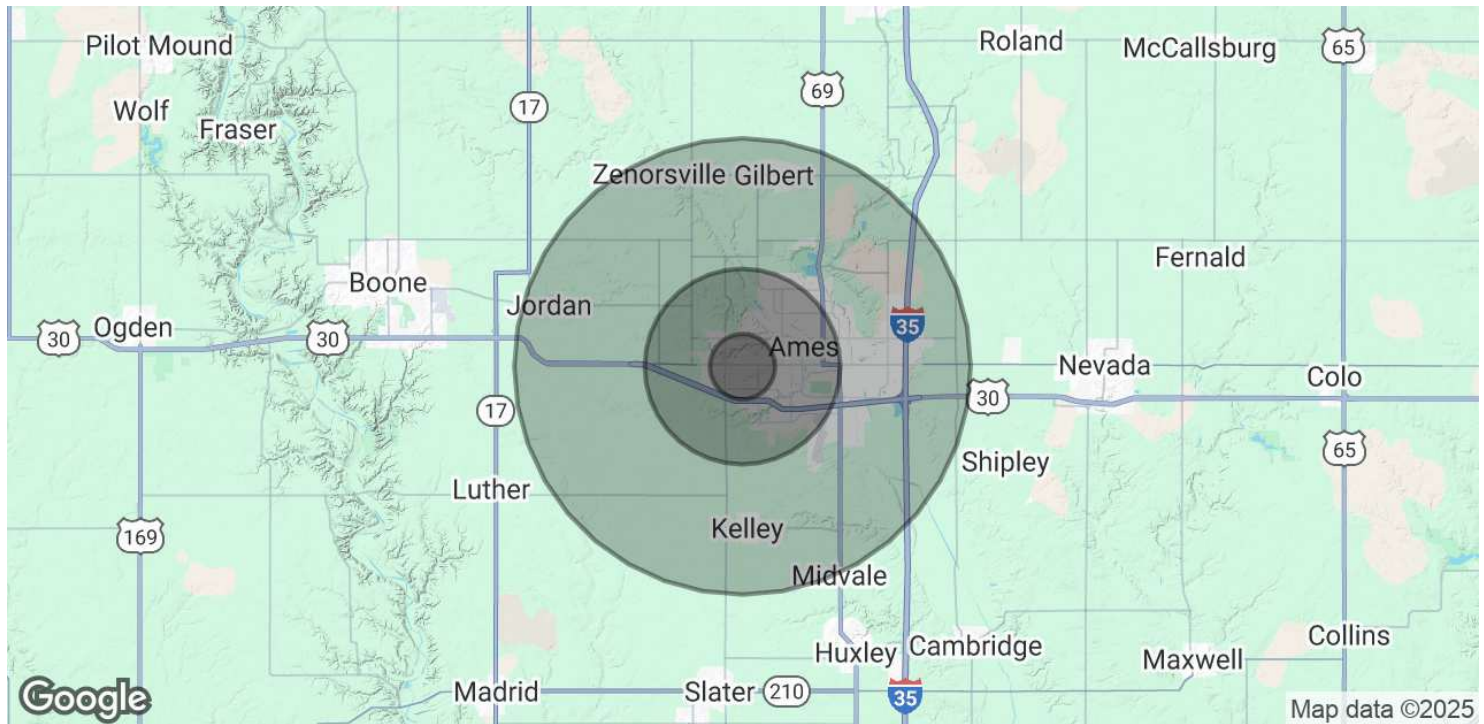
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# DEMOGRAPHICS MAP & REPORT LINCOLN WAY CORNERS

# HURD



## 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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