

6390 & 6380 E University Avenue  
PLEASANT HILL | IOWA



PROPERTY FEATURES:

- **For Sale: \$12.50/SF/NNN**  
**For Lease: Price is negotiable**
- Lot Size: .847 acres to 1.704 acres flat site
- Vehicles per day (VPD): 23,910 in 2016
- Lighted intersection with great visibility
- Zoning: C-2
- Tax abatement available
- Easy access to Highway 65 (VPD: 27,550 in 2025)
- Close proximity to Southeast Polk High School, enrollment 2,294
- Population:  
1 Mile: 2,799 | 3 Miles: 27,540 | 5 Miles: 70,972

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