



MIXED-USE LAND &  
RETAIL/OFFICE SPACE AVAILABLE



I-35 & Highway G-14  
Cumming, Iowa 50061





# IOWA'S FIRST AGRIHOOD

The 800+ acre Middlebrook project supports amenities and regional ties, enabling the development to reach new heights. The vision is to build a vibrant network of neighborhoods that foster community through healthy food, farming, lively events, and diverse local businesses creating a deep rooted pride and attachment to the land.



Great Western  
Bike Trail



The  
Mercantile



Cumming  
Tap



Iowa Distilling  
Company



Great Western  
Crossing



**HuVee**  
EMPLOYEE OWNED  
DISTRIBUTION CENTER  
HuVee  
Fast&Fresh



Wilson's  
Orchard



Middlebrook  
Meadow



Main  
Street



The  
Farm



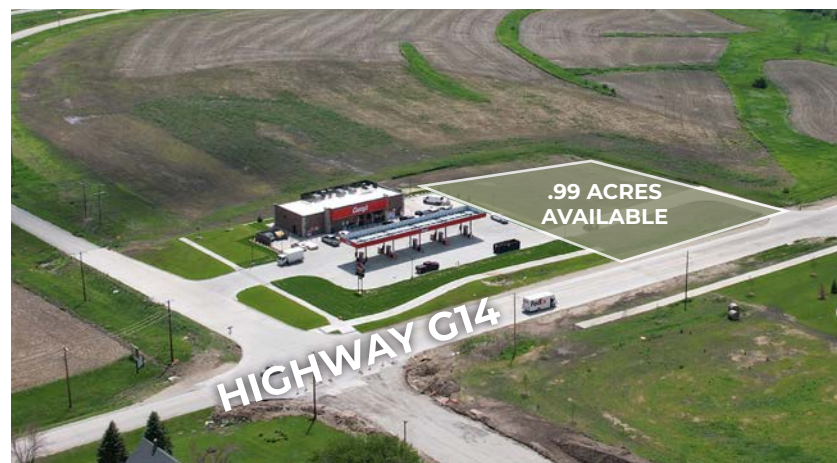


# AVAILABILITIES & SITE PLANS

- 1. MIDDLEBROOK GROUND**  
Availability: Negotiable  
PRICE: Call broker for pricing



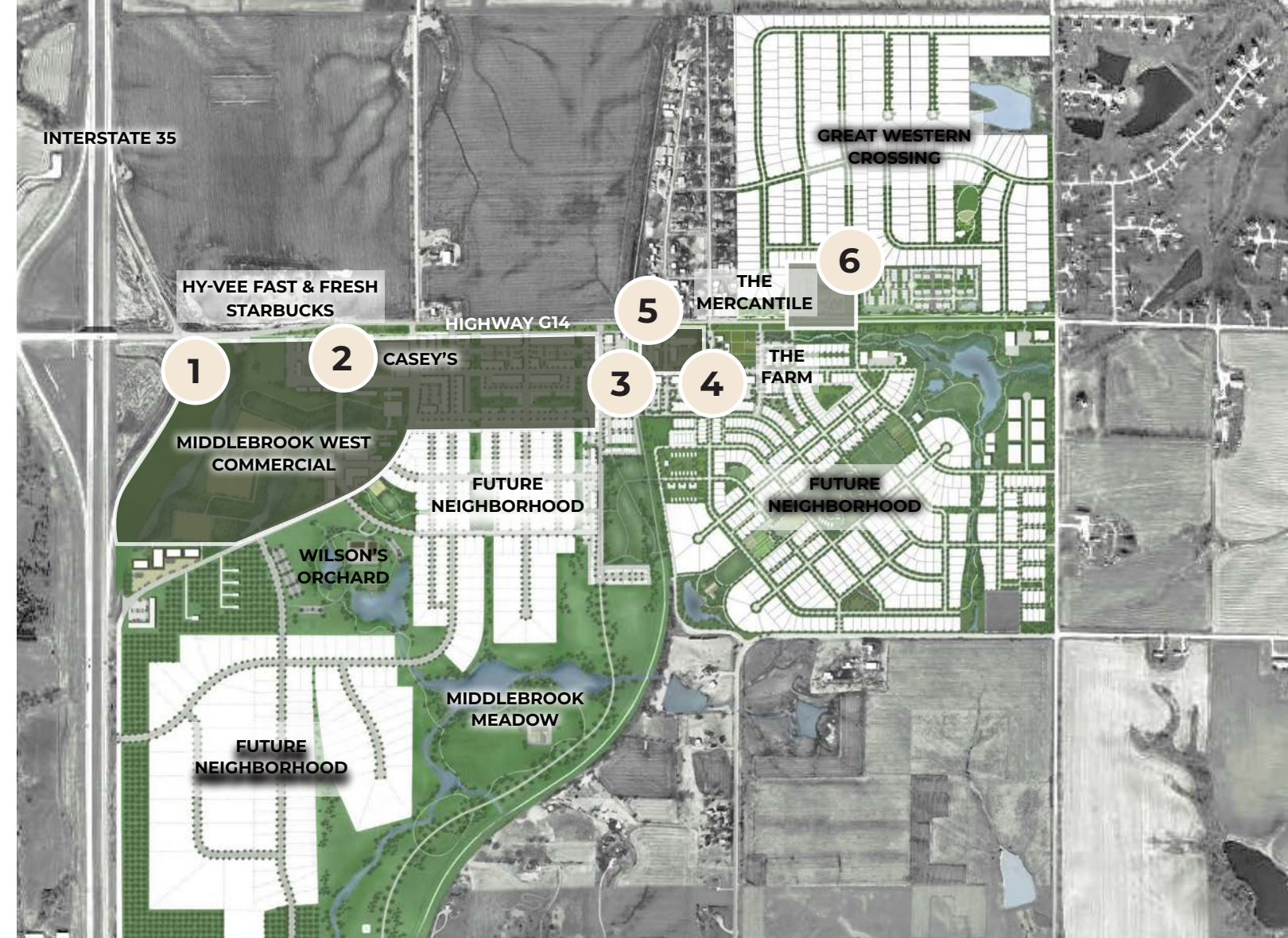
- 2. MIDDLEBROOK WEST COMMERCIAL PLAT**  
Availability: .99 AC  
PRICE: \$550,000  
Zoning: C1 - Hwy Commercial  
*\*Not subject to PUD or Middlebrook Design guidelines.*



- 3. MIDDLEBROOK MAIN STREET WEST BUILDING (LOT 2)**  
Availability: 1,000 RSF  
Lease Rate: \$3,400 MG per unit

- 4. MIDDLEBROOK MAIN STREET EAST BUILDING (LOT 4)**  
Availability: 1,918 - 3,856 RSF  
Lease Rate: \$25/RSF NNN  
OPEX: Available upon request  
TI Allowance: Negotiable

- 5. MIDDLEBROOK MAIN STREET (LOT 1 AND LOT 3)**  
Availability: Negotiable  
PRICE: Call broker for pricing



- 6. GREAT WESTERN CROSSING COMMERCIAL LAND**  
Availability: Up to 4.52 acres  
PRICE: Call broker for pricing



# Middlebrook Main Street (LOT 2 | WEST BUILDING)

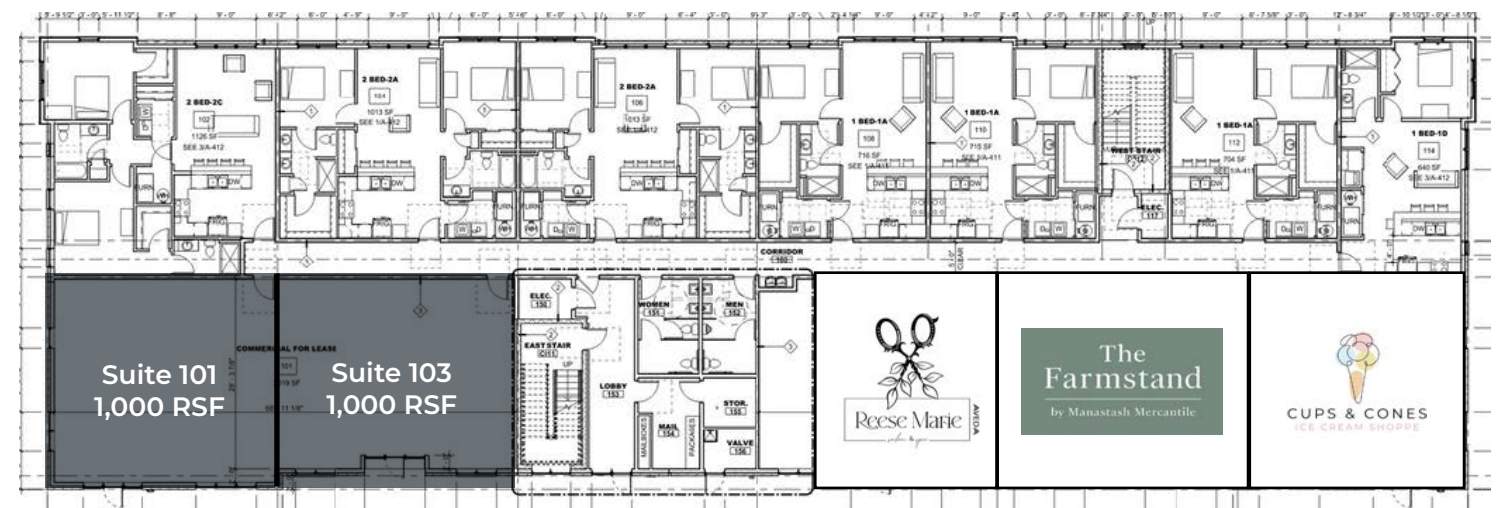
## PROPERTY SPECIFICATIONS

**Availability:** Up too 2,000 RSF contiguous

- Suite 101: 1,000 RSF
- Suite 103: 1,000 RSF

**Lease rate:** \$3,400 Modified Gross/bay

- +/- 1,000 SF bays, approx. 35' x 28' deep bays
- Access to shared restrooms
- Available now





# Middlebrook Main Street (LOT 4 | EAST BUILDING)

## PROPERTY SPECIFICATIONS

**Availability:** Up to 3,856 SF contiguous

- Suite 1: 2,051 SF
- Suite 2: Peoples Company
- Suite 3: 1,918 SF
- Suite 4: 1,938 SF

**Lease rate:** \$25/SF NNN

**TI Allowance:** Negotiable

- Available now!
- All bays have a back patio overlooking the plaza





SURROUNDING AREA



2024 ESTIMATED POPULATION

10M	15M	20M
210,513	477,227	620,269
MEDIAN AGE		
10M	15M	20M
37	37	37

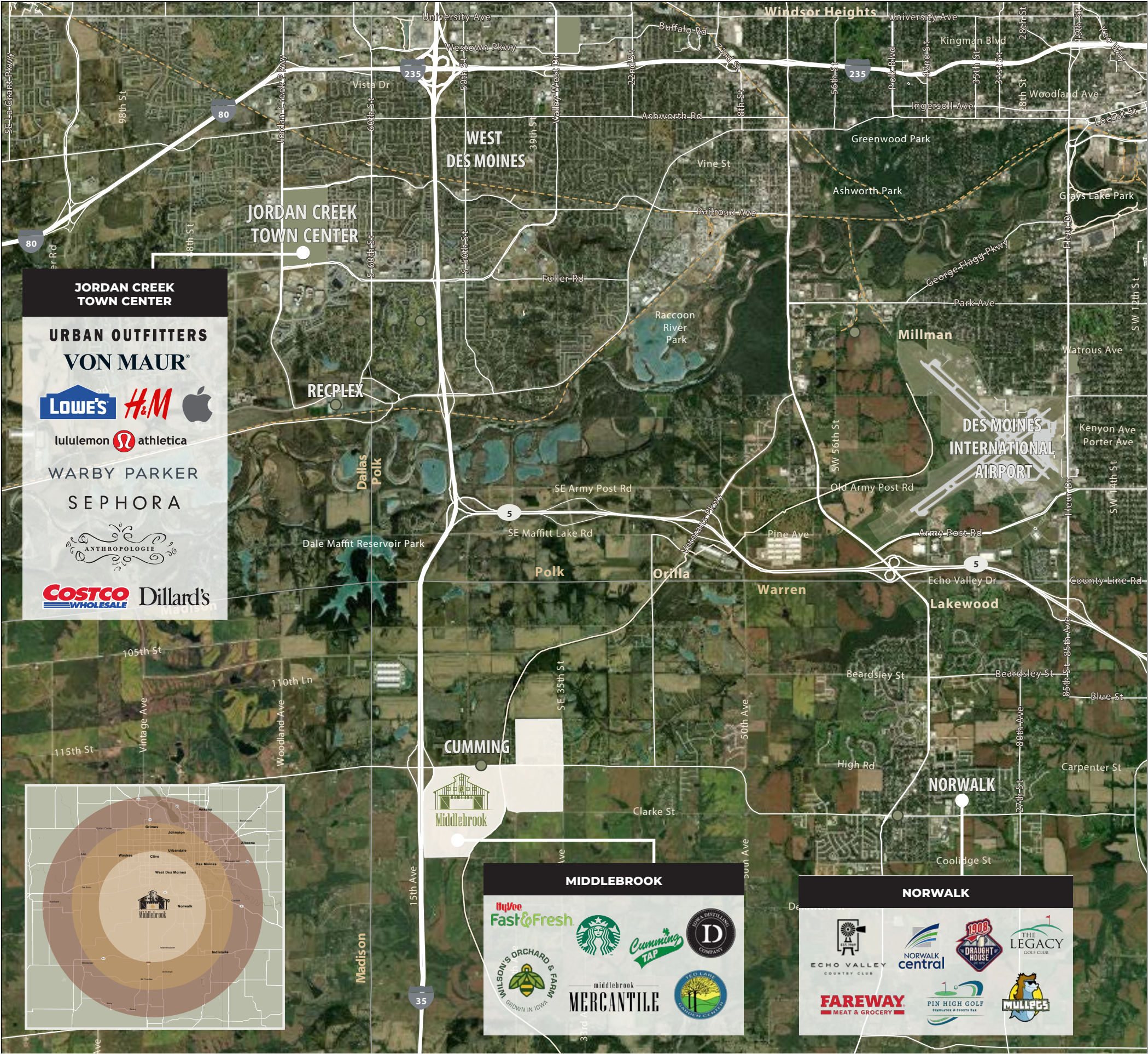


2024 ESTIMATED HOUSEHOLDS

10M	15M	20M
88,742	193,271	247,792

2024 AVERAGE HOUSEHOLD INCOME

10M	15M	20M
\$110,875	\$104,795	\$106,493







# Middlebrook

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