

# For Lease

1,237 - 2,668 SF | \$15.00 SF NNN  
Retail Space

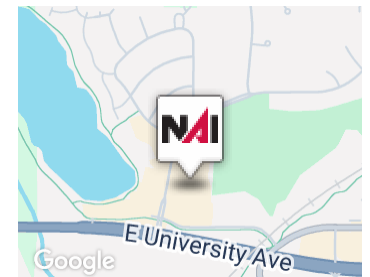


## Copper Creek Plaza

1225 Copper Creek Dr Pleasant Hill, Iowa 50327

### Property Highlights

- Highly Desired Frontage in a Strong Retail area with frontage to E University that has Traffic Counts of 21,800 (AADT 2024).
- New Ownership offering Competitive TI for Qualified Tenants.
- Join Popular Co-Tenants including The Pizza Bar, Bubbies BBQ, Salon Trendz, Veranda Dentistry, StarStruck AllStars, Exotic Pets and Scooters.
- Available Spaces include an EndCap Drive Thru, and Retail spaces waiting custom buildouts.



### Offering Summary

<b>Lease Rate:</b>	\$15.00 SF/yr (NNN)
<b>Building Size:</b>	29,506 SF
<b>Available SF:</b>	1,237 - 2,668 SF
<b>Lot Size:</b>	175,944 SF

### For More Information

**Dan Dempsey**

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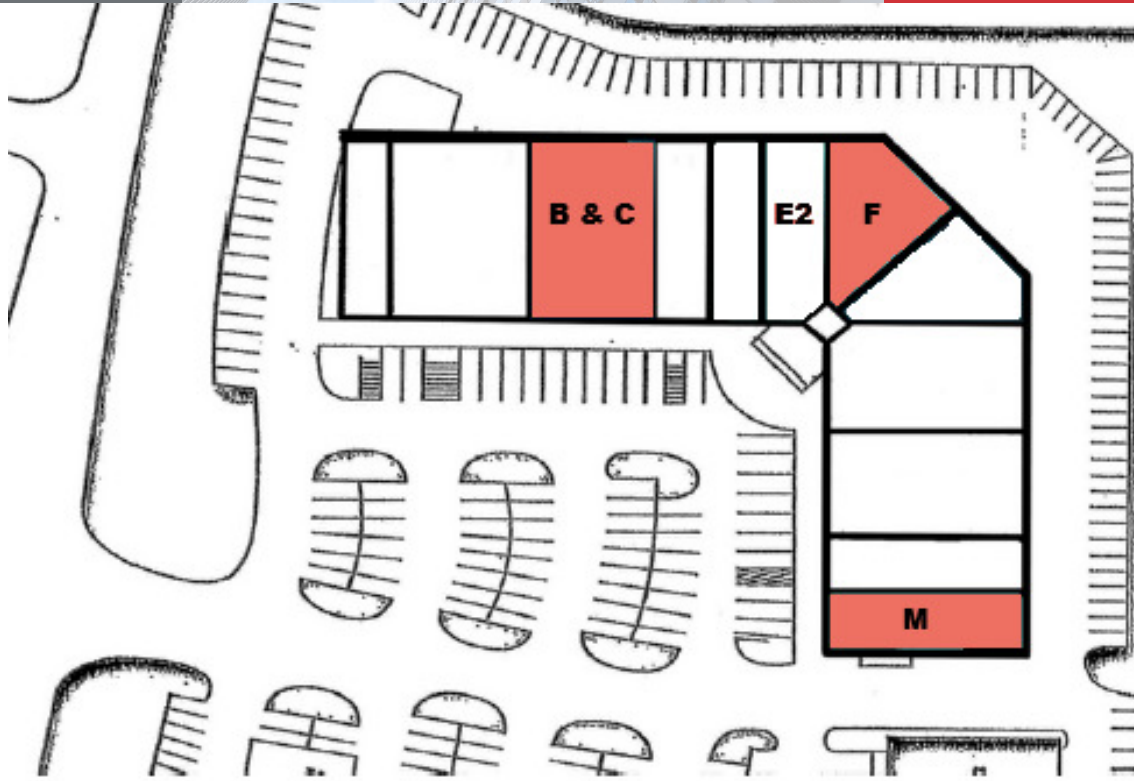
**FLYER**

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## Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,237 - 2,668 SF	<b>Lease Rate:</b>	\$15.00 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite B	Available	1,657 SF	NNN	\$15.00 SF/yr	-
Suite C	Available	1,237 SF	NNN	\$15.00 SF/yr	-
Suite E2	-	1,550 SF	NNN	\$15.00 SF/yr	-
Suite F	Available	2,668 SF	NNN	\$15.00 SF/yr	-
Suite M	Available	1,812 SF	NNN	\$15.00 SF/yr	-

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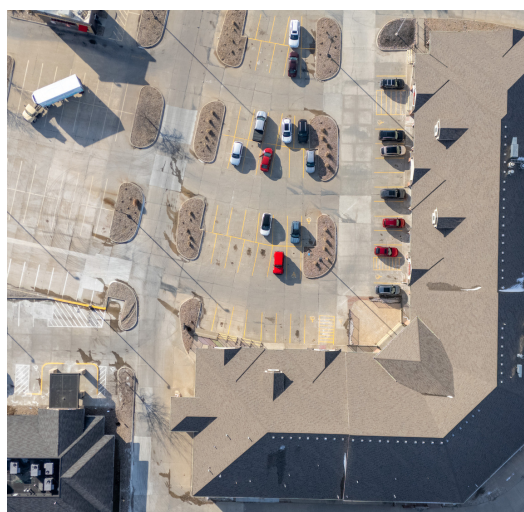
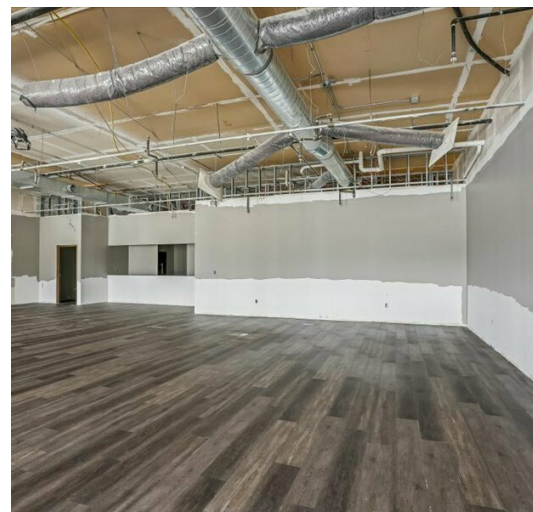
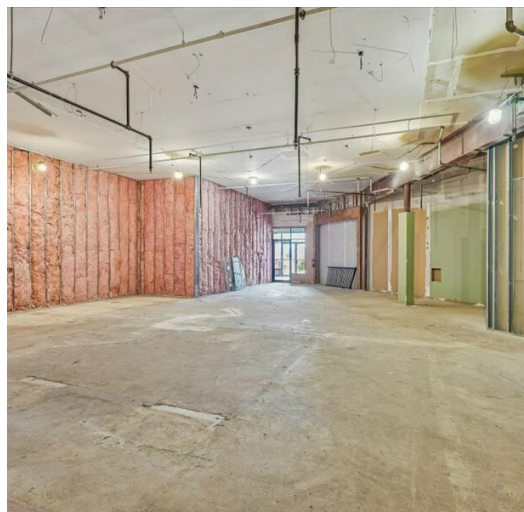
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