

FOR SALE



FLEX SPACE CONDOS

5950 NW BEAVER DR Johnston, IA

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 **CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors

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PROPERTY HIGHLIGHTS



FOR SALE: \$187.50/SF

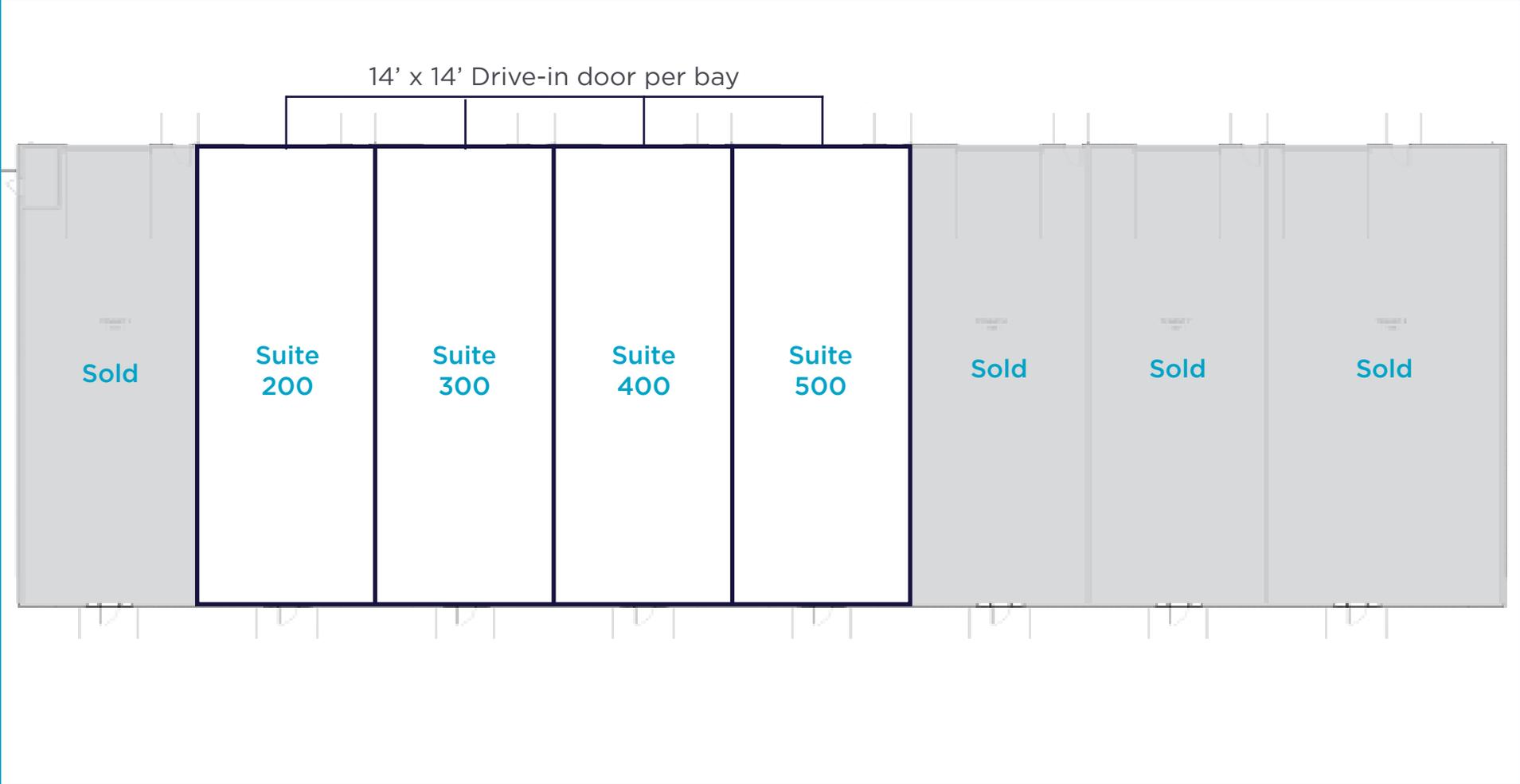
- Clear height 18'-20'
- One 14' x 14' drive-in door per bay
- One reznor heater per bay
- Standard shell warehouse lighting
- Bay sizes: 30' x 80'
- Building signage visible from NW Beaver Drive

AVAILABLE UNITS:

- Suite 200: 2,400 SF @ \$450,000
- Suite 300: 2,400 SF @ \$450,000
- Suite 400: 2,400 SF @ \$450,000
- Suite 500: 2,400 SF @ \$450,000

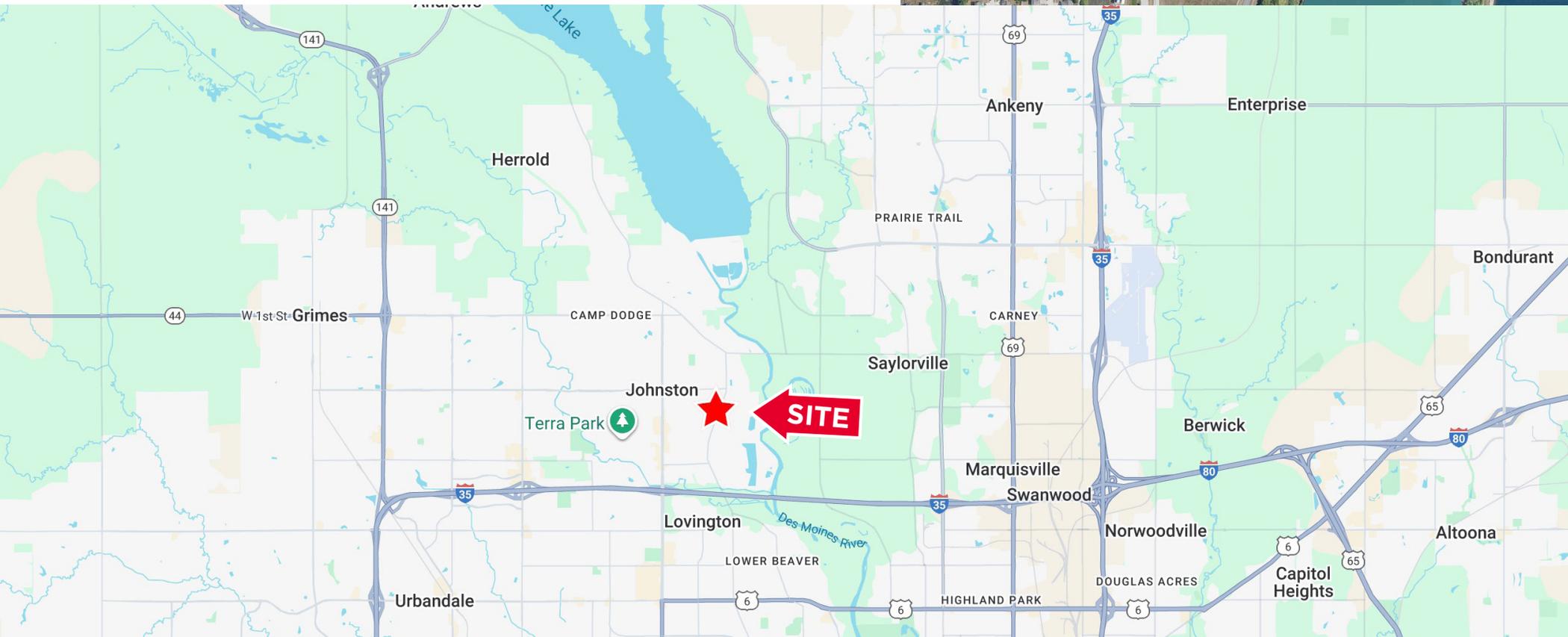


SITE PLAN



LOCATION

Demographic	1 Mile	3 Mile	5 Mile
Population	3,858	40,766	154,939
Median Age	42.4	38.8	37.5
Households	1,693	16,463	62,519
Median HH Income	\$62,944	\$69,936	\$67,441



WHY JOHNSTON?

“Johnston is where we thrive every day. Families pack the football stadium on fall Friday nights, and they gather in the spring to beautify our parks and trails. Santa Claus pulls up in a squad car for Holidays at the Town Center every December. Residents wait patiently for the popular Farmers Market to open just outside City Hall each May. In summer, they fill the grassy area at Terra Park for Green Days, a community celebration that’s been a staple in town since 1996.

Solidly behind every gathering is Johnston’s successful business community. Two blue-chip companies, John Deere Financial and Corteva Agriscience, have their world headquarters located in the heart of the city. The number of small businesses here continues to grow, powered by a strong and active chamber of commerce.

A thriving community doesn’t sit still. Johnston is on the cusp of a retail renaissance. Residents overwhelmingly tell us they want more places to dine, shop and explore. Developers who invest here will discover that a strong economy has their backs. Of all Des Moines metro cities, Johnston ranks at the top regarding household income, home value, and educational attainment. During the recent recession, home values grew here as they plummeted nationwide. Thanks to good leadership, Johnston has an AA+ bond rating and the fourth-lowest city tax rate in the Des Moines metro.”

- From cityofjohnston.com

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	10,364	50,026	114,474
Daytime Pop. (workers)	3,435	31,924	67,525
Median Age	35.5	37.6	38.4
Total Households	4,044	19,780	45,220
Avg Household Income	\$157,578	\$145,300	\$136,204



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