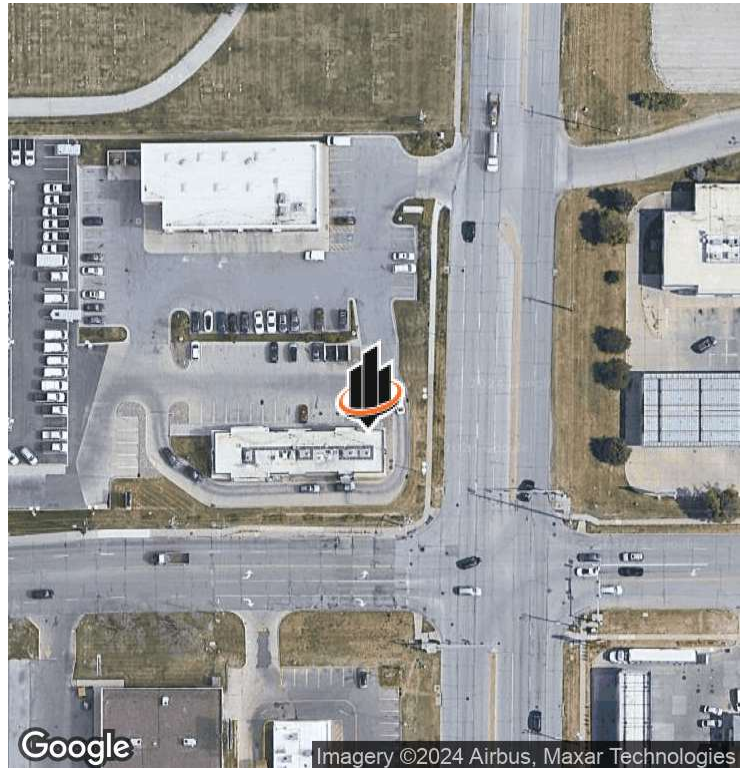


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35 PRSF
OPERATING EXPENSES:	\$17.18 PRSF
SPACE AVAILABLE:	2,259 - 4,092 RSF
DRIVE THRU:	Yes
SIGNALIZED INTERSECTION:	Yes

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	35,741	79,436	134,824
TOTAL POPULATION	85,236	189,011	326,411
AVERAGE HH INCOME	\$97,574	\$102,351	\$107,099

PROPERTY DESCRIPTION

This freestanding retail property available for long-term lease is located on the hard corner of NW Aurora Ave and Merle Hay Road, providing excellent visibility at a fully signalized intersection. The offering includes access to an existing grease trap and drive-thru lane/window. The running expenses include water and grease trap maintenance.

LOCATION DESCRIPTION

This bustling corridor provides a diverse array of dining, shopping, and leisure options. It is located strategically between the interstate and Merle Hay Mall, which already attracts over 3m visitors annually and is in the process of adding a multi-use area to its site which is anticipated to boost the visitor count to the area by an additional 300K or more. With its blend of suburban convenience and retail destination amenities, the location offers a compelling environment for retailers as it is able to target both the existing densely populated surrounding neighborhoods in addition to the high volume of commuters that travel along this corridor.

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RETAILER MAP



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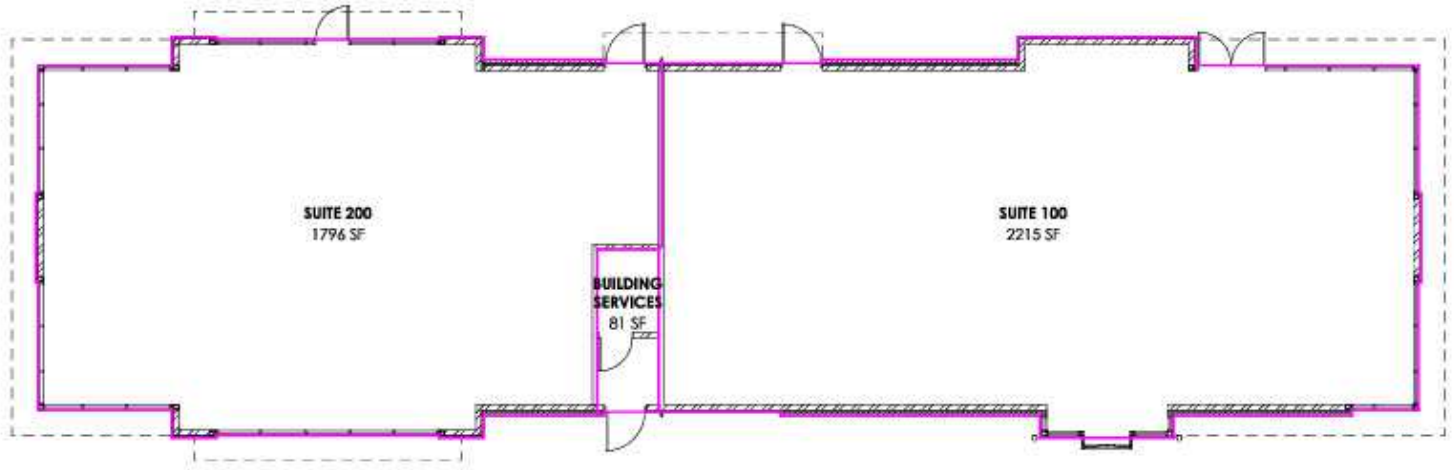
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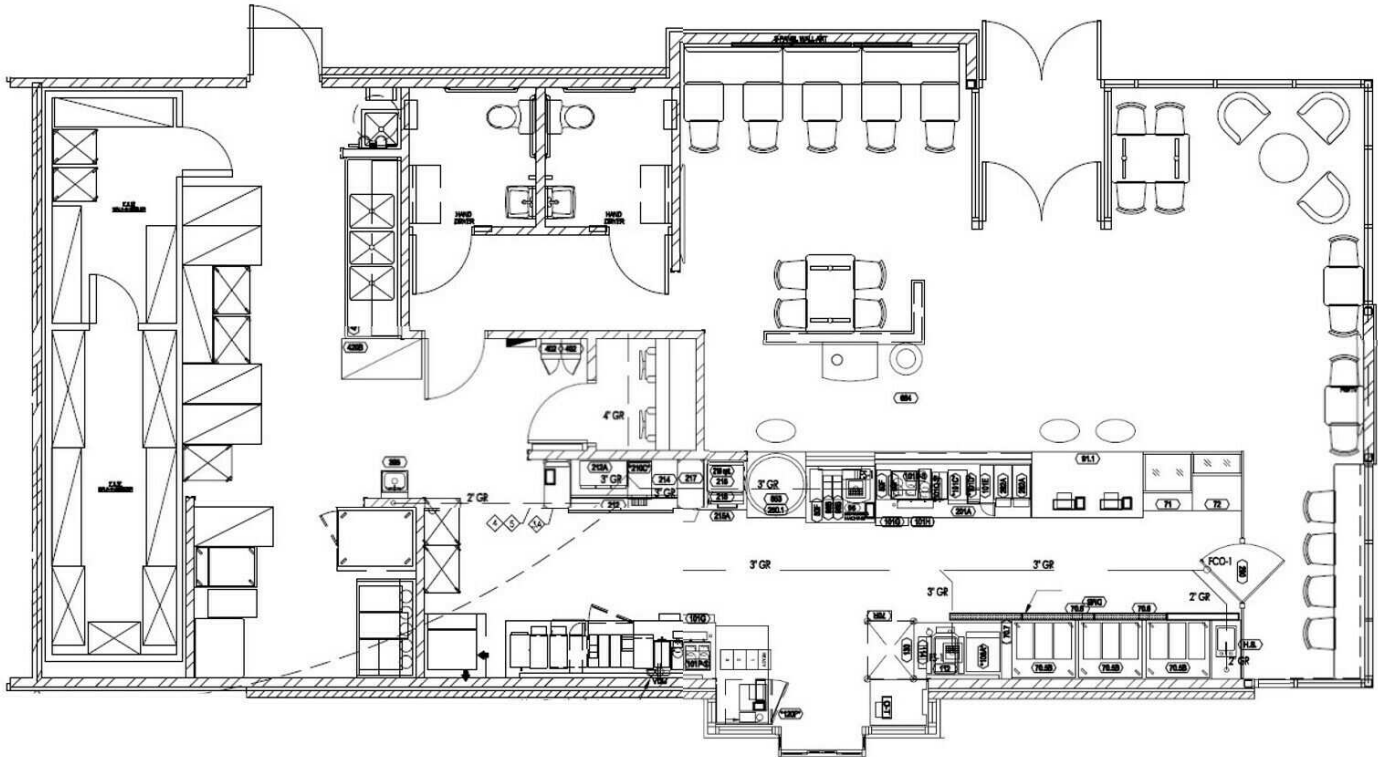
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FLOOR PLAN



4206 MERLE HAY ROAD, SUITE 200
URBANDALE, IOWA

- SQUARE FOOTAGES
TOTAL BUILDING FOOTPRINT: 4,092 SF
RA: 4,092 SF / 4,011 SF = 1.02



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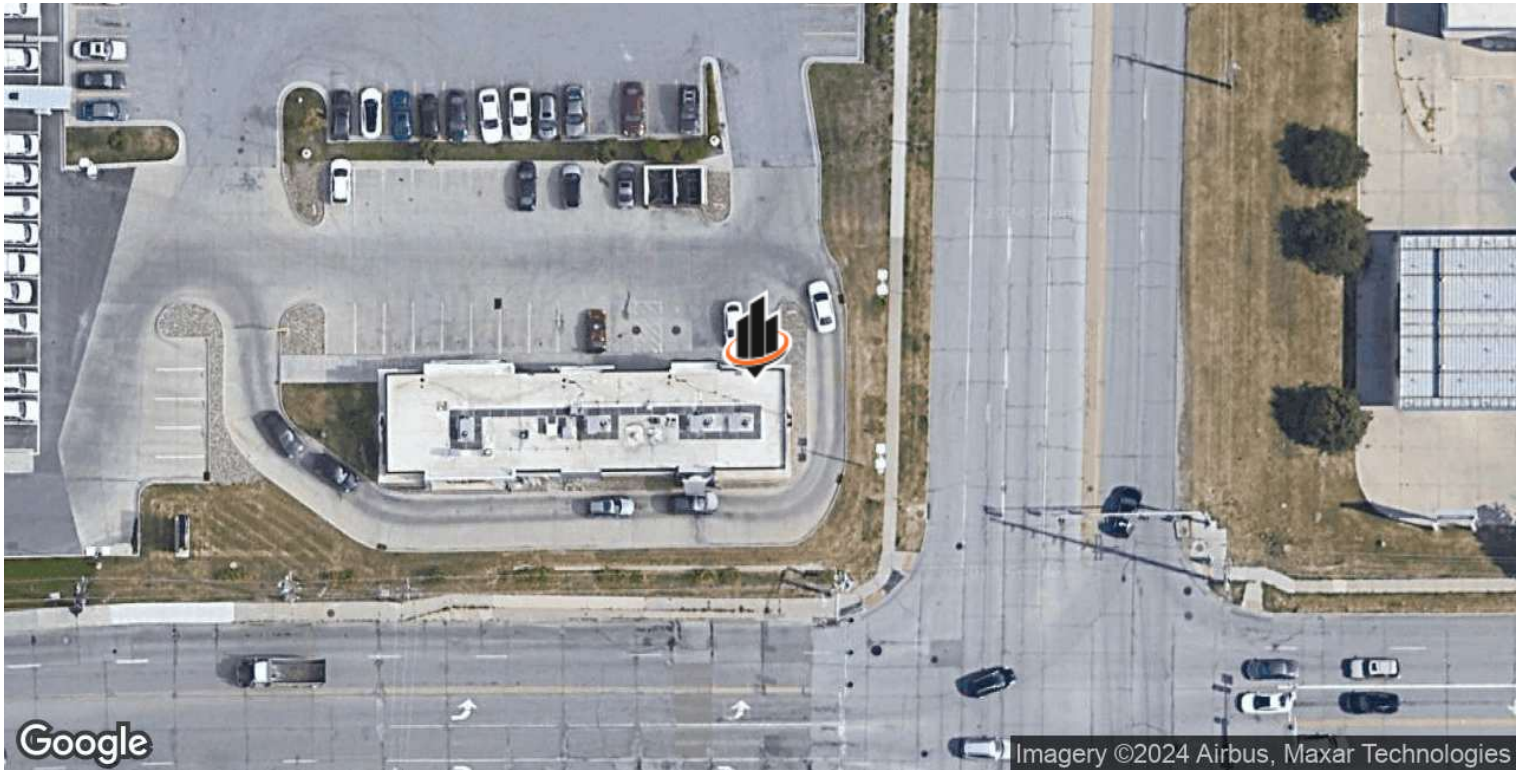
ADDITIONAL PHOTOS



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LOCATION MAP



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