

TURNKEY 2ND GENERATION STANDALONE RESTAURANT

FOR SALE OR
FOR LEASE

Restaurant Now Available in Urbandale's High-Traffic,
High-Visibility Location on NW 86th Street & Plum Drive.



CBRE

4810 NW 86TH STREET
URBANDALE, IOWA

Complete Kitchen & Bar, Ready for You to Move In

4,968

RESTAURANT
SQUARE FOOTAGE

\$22/SF

LEASE RATE PSF NNN
CONTACT US FOR
SALES PRICE

\$7.28

2025 ESTIMATED
TAXES PER
SQUARE FOOT

22,000

VEHICLES PER DAY
ON 86TH STREET



VISITS DATA

Percentages and rankings to the right are based on numbers of visits to tracked stores in the state of Iowa.



NEIGHBORING RETAIL

FAREWAY IS IN THE TOP 84% IN THE STATE
(#19 of 113)

TEXAS ROADHOUSE IS TOP 72%
(#4 of 11)

PIZZA RANCH IS TOP 81%
(#12 of 61)

CASEY'S IS TOP 71%
(#155 of 541)

KUM & GO IS TOP 74%
(#25 of 93)

WALGREENS IS TOP 69%
(#22 of 68)

DEMOGRAPHICS

PLACE OF WORK

	1-MILE	3-MILE	5-MILE
2024 Businesses	319	3,766	7,747
2024 Employees	4,421	56,694	119,261

POPULATION

2024 Population - Current Year Estimate	9,075	66,495	167,334
2020 Population - Census	8,926	64,040	159,558
2020-2024 Annual Population Growth Rate	0.39%	0.89%	1.13%

HOUSEHOLDS

2024 Households - Current Year Estimate	3,606	27,309	68,711
2020 Households - Census	3,466	26,068	65,338
2020-2024 Compound Annual Household Growth Rate	0.94%	1.10%	1.19%
2024 Average Household Size	2.48	2.42	2.41

HOUSEHOLD INCOME

2024 Households	3,606	27,309	68,711
2024 Average Household Income	\$146,604	\$121,520	\$125,885
2024 Median Household Income	\$115,560	\$90,523	\$94,958
2024 Per Capita Income	\$58,521	\$50,000	\$51,841

DAYTIME POPULATION

2024 Daytime Population	8,269	79,833	187,398
Daytime Workers	4,033	50,031	110,504
Daytime Residents	4,236	29,802	76,894

YOUR IDEAL RESTAURANT SPACE

This second-generation restaurant is the perfect place for you to hit the ground running. Boasting top-tier amenities and a welcoming ambiance, it not only appeals to your loyal patrons but also attracts new visitors. Whether you're hosting trivia nights, tailgate parties, or creating a cozy bistro or lively brunch spot, this venue is fully equipped to meet your needs. Situated in a well-established Urbandale neighborhood just south of Interstate 80, it offers excellent visibility and easy access, guaranteeing a constant flow of eager customers!



GATHER A CROWD

There are 353 hotel rooms off of Plum Drive with another 107 being built right now. 117 across the interstate as well.



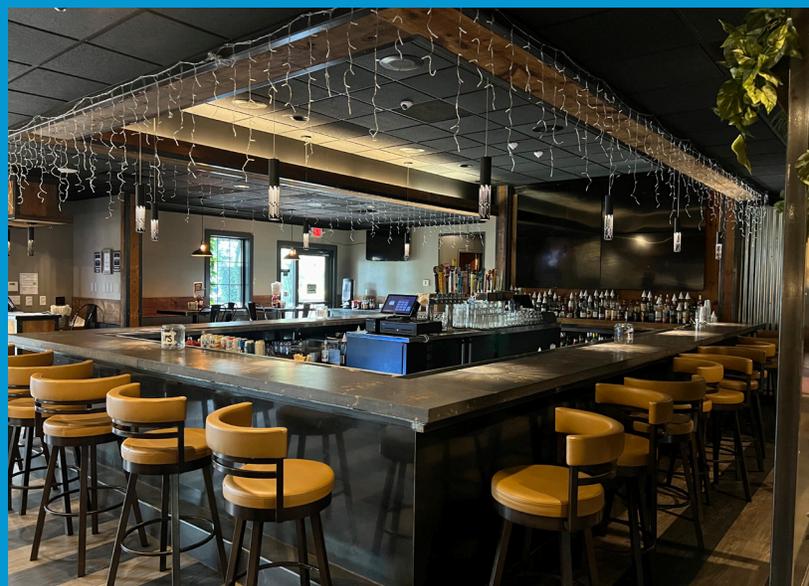
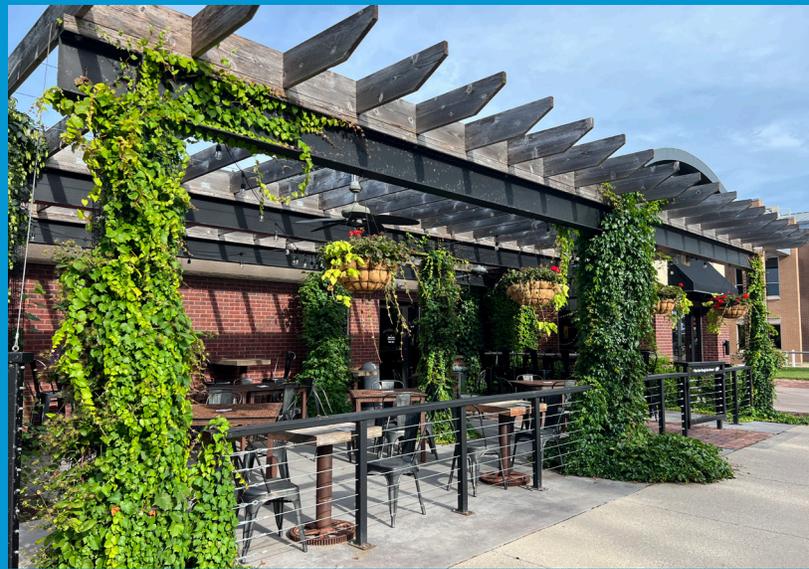
NEIGHBORING RETAIL

Pizza Ranch and Texas Roadhouse score #4 and #11 in the state respectively for annual Placer.ai visits.



LOCAL HOTSPOT

The Super Target to the west is their largest store in the metro at 186,320 SF.



LOCATION

GRIMES

NW 54TH AVE

NW 100TH STREET

86,081 VPD

90,515 VPD

PLUM DRIVE

URBANDALE

MEREDITH DRIVE

NW 96TH STREET

22,000 VPD

CONTACT US

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