



PROPERTY FEATURES:

- **For Lease: \$28/SF/NNN**
- Building Size: 21,320 SF
- Available space: 1,496 SF to 4,488 SF
- 126 parking stalls, 5 stalls per 1,000 SF
- Neighboring businesses: Hy-Vee, Arby's, Culvers, Jiffy Lube, Hy-Vee Fast N Fresh, McDonalds, Aldi, Menards, Walmart, Panera, Starbucks, and Freddy's
- Excellent visibility from 1st Street, the main road going through the city of Grimes
- Tenant Improvement Allowance Available
- Located by the main entry to the GrimesPlex, which consists of 13 full sized soccer fields, 16 baseball/softball fields, and is expected to bring in over 1,000,000 visitors per year
- Median Household Income:
1 mile \$112,641 | 3 miles \$106,446 | 5 miles \$107,103
- Total population in 2017:
1 mile 4,062 | 3 miles 24,264 | 5 miles 59,998

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