

FOR LEASE



2250 EAST 1ST STREET SUITE 100 (FORMER AT&T)

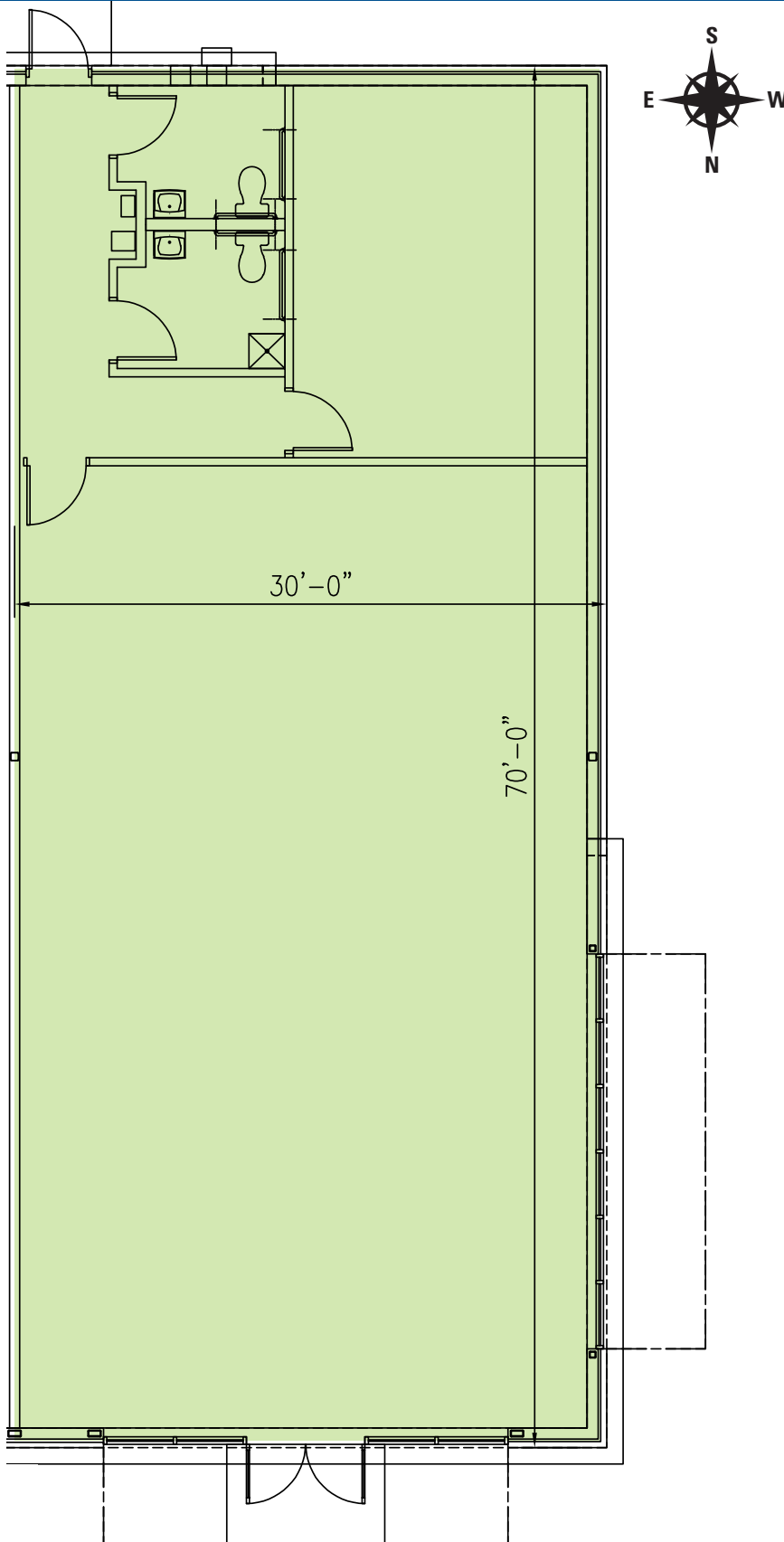
Grimes, Iowa 50111

Retail Space For Lease
2,100 +/- RSF

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2250 EAST 1ST STREET FOR LEASE Suite 100



RETAIL SPACE

2,100+/- RSF

Available:

Immediately

Lease Rate:

\$28 PSF NNN

BUILDING HIGHLIGHTS

- End cap
- Abundant parking
- Anchored by Walmart
- Strong restaurant and retail sector
- Up-and-coming location
- Seconds from Hwy 141
- High visibility
- Building signage
- Local ownership with responsive property management
- High traffic counts

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EAST 1ST STREET



2250 EAST 1ST STREET Suite 100



2250 East 1st Street is conveniently located along the flourishing 1st Street in Grimes and has easy access to Highway 141. The space was formerly a restaurant.



RETAIL SPACE



RESTAURANT SPACE



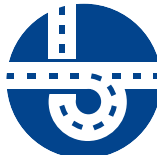
MANAGED BY KNAPP PROPERTIES



PARKING LOT



EXCELLENT LOCATION



INTERSTATE ACCESS



GROCERY STORE NEARBY



GOLF COURSE NEARBY



C-STORE NEARBY



COFFEE SHOP NEARBY



SCHOOL NEARBY



SPORTSPLEX NEARBY

DEMOGRAPHICS

2250 EAST 1ST STREET

5 mile radius

INCOME



\$101,054

Median Household Income



\$284,156

Median Net Worth



\$297,933

Median Home Value



\$80,608

Median Disposable Income

EDUCATION



53%

Bachelor's/Grad/Prof Degree

BUSINESS



2,976

Total Businesses



48,592

Total Employees

KEY FACTS



80,716

Population



85,048

Total Daytime Population



38.2

Median Age



30,537

Households

TRAFFIC



21,800

East 1st Street

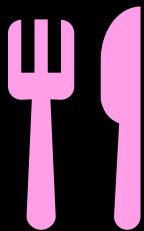
EMPLOYMENT



1.9%

Unemployment Rate

nearby ATTRACTIONS



105

Restaurants



10

Bars and
Pubs



12

Coffee
Shops



11

Grocers



38

C-Stores



47

Retail
Shopping



22

Hotels



16

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$458

Breakfast



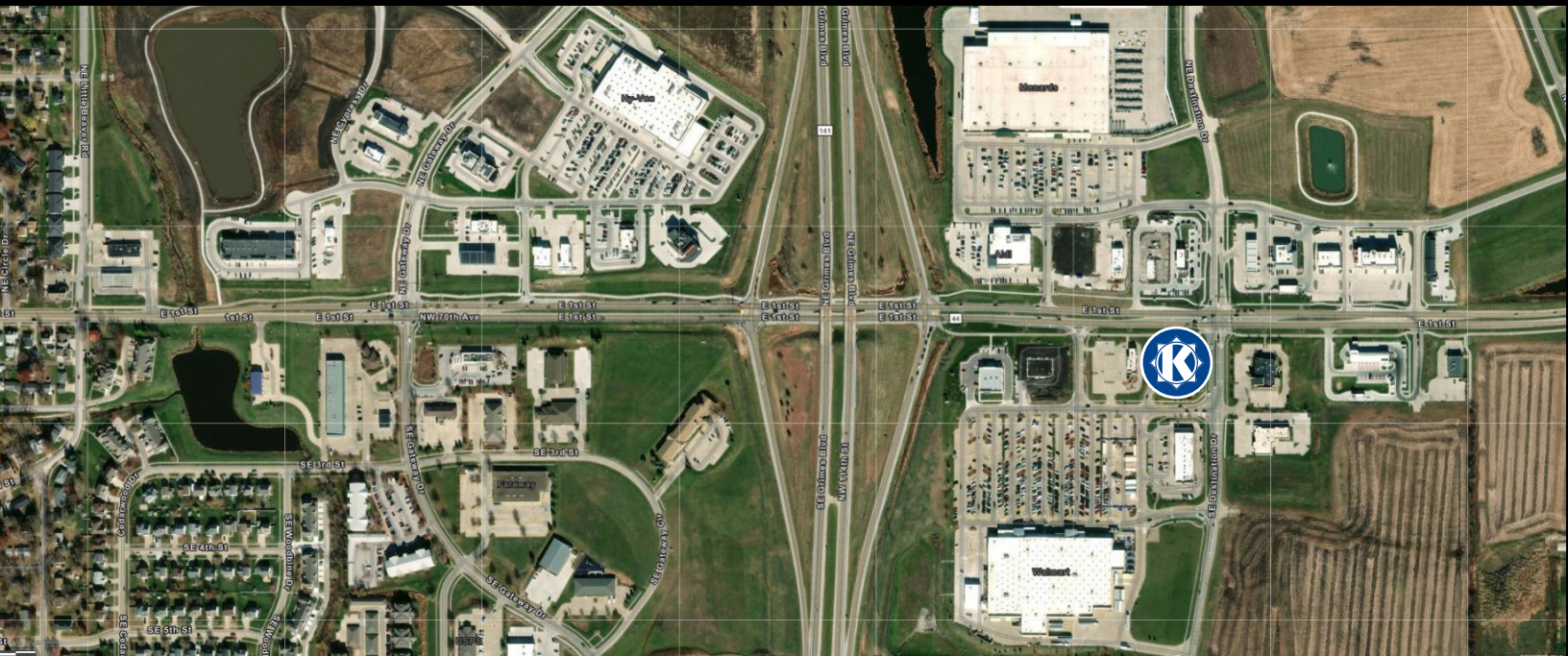
\$1,396

Lunch



\$2,359

Dinner





KNAPP
PROPERTIES



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