

A brand-new, upscale plaza is coming soon to the heart of Asbury, Iowa



A vibrant and growing community known for its welcoming atmosphere and high quality of life. Located at the prominent corner of Asbury Road and Hales Mill Road, this destination plaza is designed to become a central hub for shopping, dining, and business.



Mr. Sandman Bring Me a Dream

Dave Sandman

REMAX Advantage

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With a mix of retail stores, restaurants, and professional office space, it will offer something for everyone — from daily conveniences to exciting new experiences for residents and visitors alike. The plaza will feature a modern architectural design built with high-end materials such as stone, brick, and marble, ensuring both durability and visual appeal. Each building will reflect the commitment to quality and craftsmanship, offering a polished and professional environment.

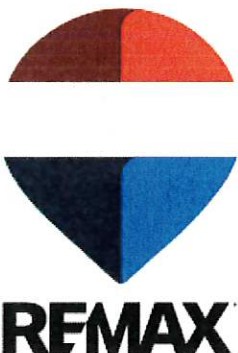
Whether you're looking to enjoy a great meal, browse boutique shops, or establish your business in a prime location, this new development is poised to become one of the area's most impressive and sought-after destinations. Asbury's newest plaza will not only enhance the local landscape but will also contribute to the continued growth and charm of this exceptional community.





The plaza has also been thoughtfully designed with convenience and aesthetics in mind. Ample parking will be available throughout the site, ensuring easy access for customers, employees, and visitors alike. Whether stopping in for a quick errand, enjoying a meal, or spending the day shopping and exploring, guests will appreciate the hassle-free parking experience.

To further enhance the overall environment, the development will feature attractive site amenities including decorative light poles and landscaped planters strategically placed throughout the plaza. These elements will not only provide safety and visibility but also contribute to a welcoming, upscale atmosphere. The combination of quality construction, beautiful landscaping, and well-planned infrastructure will create a visually appealing and functional space that reflects the high standards of the Asbury community.



In addition to its impressive design and prime location, the new plaza is zoned C-2 General Commercial, allowing for a wide range of permitted uses that will support a vibrant and diverse tenant mix. This flexible zoning designation makes the development ideal for general office space, general retail, and service-based businesses. Whether you're a small business owner, a medical or dental provider, or a retailer looking to expand, this plaza offers the perfect setting to grow and thrive within a high-traffic, high-visibility location.

Permitted uses under the C-2 zoning also include personal services such as salons, and wellness centers, as well as restaurants — with or without drive-through service — making the plaza an excellent destination for both everyday needs and unique dining experiences. This wide variety of allowed uses ensures that the plaza will serve not only as a retail and business center, but as a well-rounded commercial destination that supports the lifestyle and needs of residents.

Importantly, the property is located within an Urban Renewal District, offering attractive tax abatement opportunities for qualifying businesses and investors. These incentives, combined with Asbury's strong local economy and supportive community, make the development an appealing option for entrepreneurs, professionals, and national brands alike. With high-quality construction, an unbeatable location, and a forward-looking vision, this new plaza is set to become a cornerstone of commercial activity in Asbury for years to come.





One of the standout opportunities within the new plaza is the availability for a custom built to suit building meeting the specific needs of a future tenant. Ideally this tenant to be an anchor in the Plaza. The developer is offering flexibility in design to ensure the space is perfectly tailored to your business. A long-term lease is available at attractive rates, NNN (Triple Net), providing excellent value in the highest-visibility, highest-traffic location in the plaza on the corner of Asbury Rd. and Hales Mill Rd. This is an ideal opportunity for a business looking to establish a long-term presence in one of Asbury's most promising commercial developments.

Build to Suit Lease Example

Highest quality materials and construction standards.

10,000 sq ft. building example which could be divided in multiple tenancy.

Rents \$20 - \$25 per square ft per year.

Low NNN's due to Urban Renewal District and tax abatement opportunities which can provide saving upwards of \$150,000. over 10 years.

NNN estimates starting as low as \$2.30 per sq ft. per year - \$4.50 in 10 yrs.



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