

# 2925 Grand Ave

Ames, Iowa  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## Neighboring Hy-Vee Grocery Store



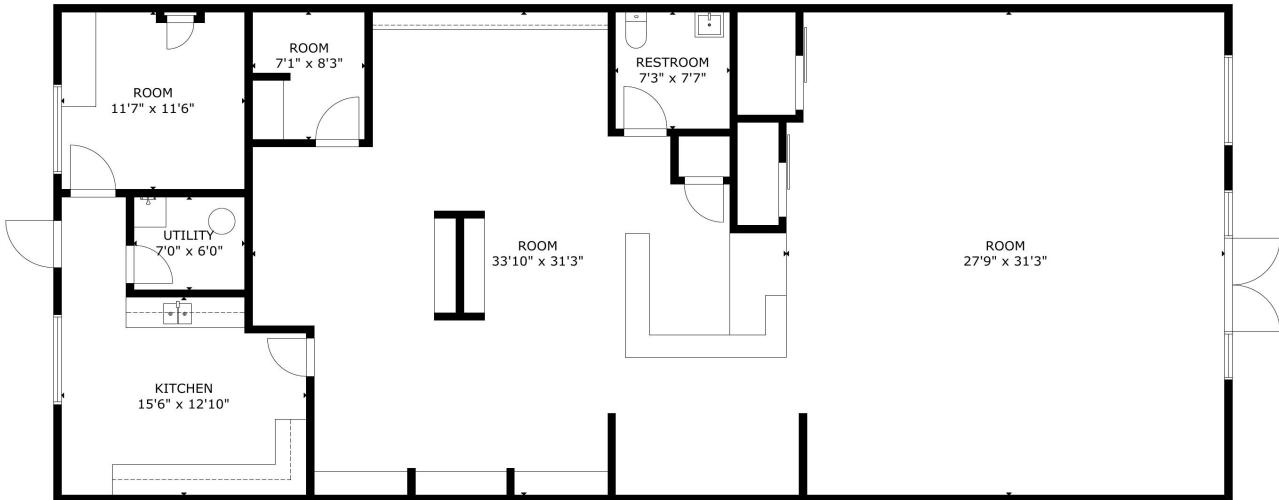
## Property Description

Located at 2925 Grand Avenue in Ames, Iowa, this modern retail space offers exceptional visibility along one of the city's busiest corridors, with traffic counts exceeding 21,000 vehicles per day. The property features a contemporary design with high-quality finishes, ample parking, and convenient access from I-35 via the 13th Street exit. Positioned near North Grand Mall and surrounded by national retailers such as Kohl's, TJ Maxx, and Sephora, this location benefits from strong foot traffic and a vibrant retail environment.

The available suite spans 2,303 square feet, making it ideal for boutique retail, food service, or specialty businesses. With drive-thru capability, prominent signage opportunities, and proximity to Iowa State University's 36,000 students, this property offers a prime opportunity for businesses seeking visibility and growth in a thriving market.

## Property Highlights

- + Available Space: 2,303 SF
- + Lease Rate: \$32 PSF NNN
- + 19 Parking Spaces
- + 2 Drive-Thru Lanes



MAIN FLOOR

GROSS INTERNAL AREA  
TOTAL: 2,303 sq ft  
MAIN FLOOR: 2,303 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

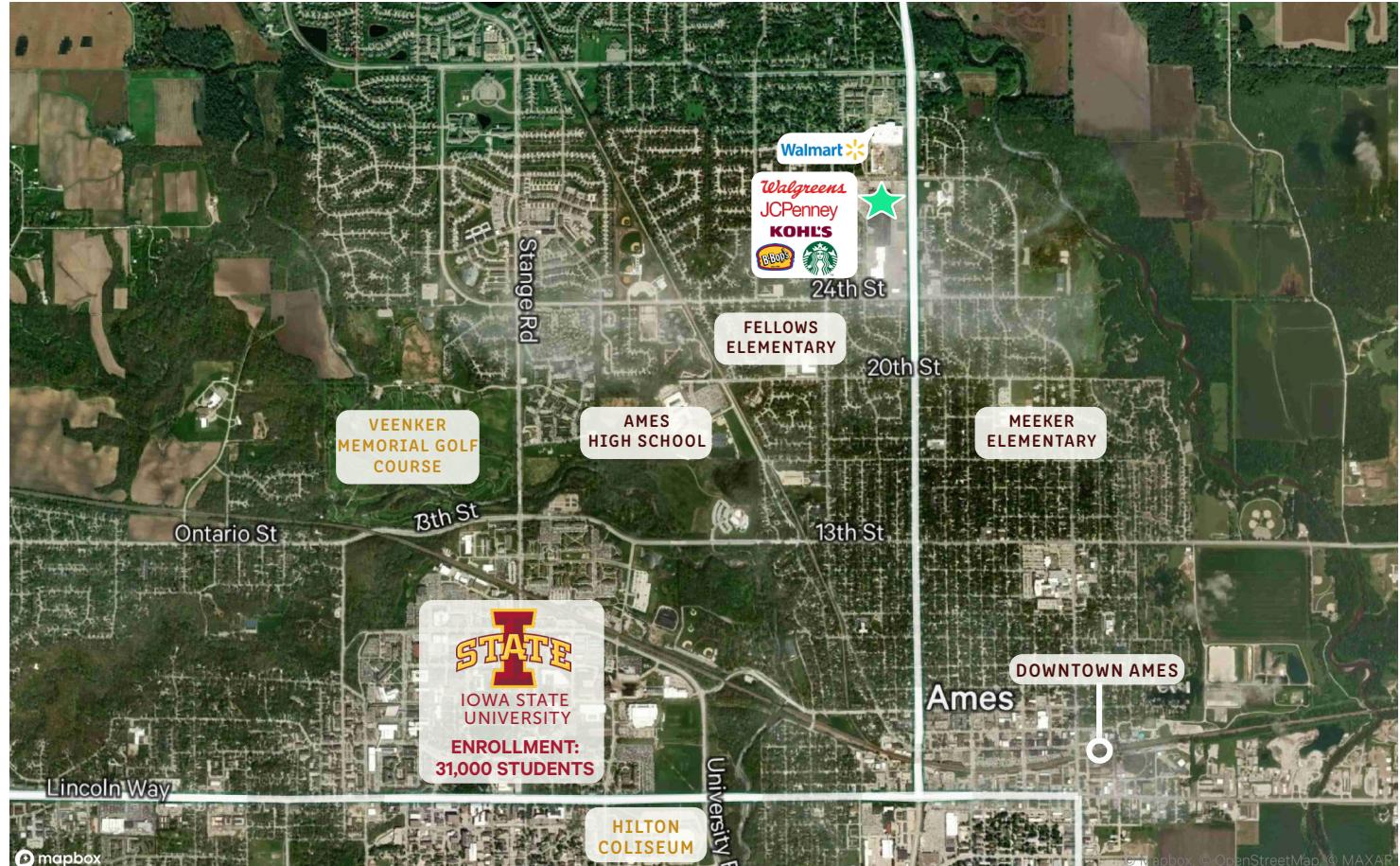


# Demographics

	1 Mile	3 Miles	5 Miles
<b>Place of Work</b>			
2025 Businesses	193	1,632	2,349
2025 Employees	1,779	25,388	35,894
<b>Population</b>			
2025 Population - Current Year Estimate	7,791	45,952	72,053
2030 Population - Five Year Projection	7,883	46,960	73,936
2020-2025 Annual Population Growth Rate	0.19%	-0.21%	0.32%
2025-2030 Annual Population Growth Rate	0.24%	0.43%	0.52%
<b>Households</b>			
2025 Households - Current Year Estimate	3,558	16,472	28,748
2030 Households - Five Year Projection	3,628	17,050	29,850
2020 Households - Census	3,452	15,963	27,296
2025-2030 Annual Household Growth Rate	0.58%	0.60%	0.99%
2025 Average Household Size	2.16	2.17	2.15
<b>Household Income</b>			
2025 Average Household Income	\$99,389	\$92,886	\$91,332
2025 Median Household Income	\$73,689	\$65,373	\$63,338
2025 Per Capita Income	\$52,317	\$37,919	\$40,916



# Property Location



## Contact Us

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