

# FOR SALE



## 3821 121<sup>ST</sup> STREET

*Urbandale, Iowa 50323  
Tuscany Village Center Building #1*

Retail Strip Center For Sale  
22,463 RSF

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## RETAIL CENTER 22,463 RSF (approx.)

*Land Size: 2.9 Acres +/-*

*Available Immediately*

*Sale Price: \$2,599,000*

### BUILDING HIGHLIGHTS

- Central Location
- Right off the interstate and near the growing cities of Urbandale/Grimes
- Adjacent to Kum & Go and Pilot
- Abundant parking available
- Grease interceptor in place



CLASS B



RETAIL SPACE



GYM



RESTAURANT SPACE



SCHOOL NEARBY



PARKING LOT



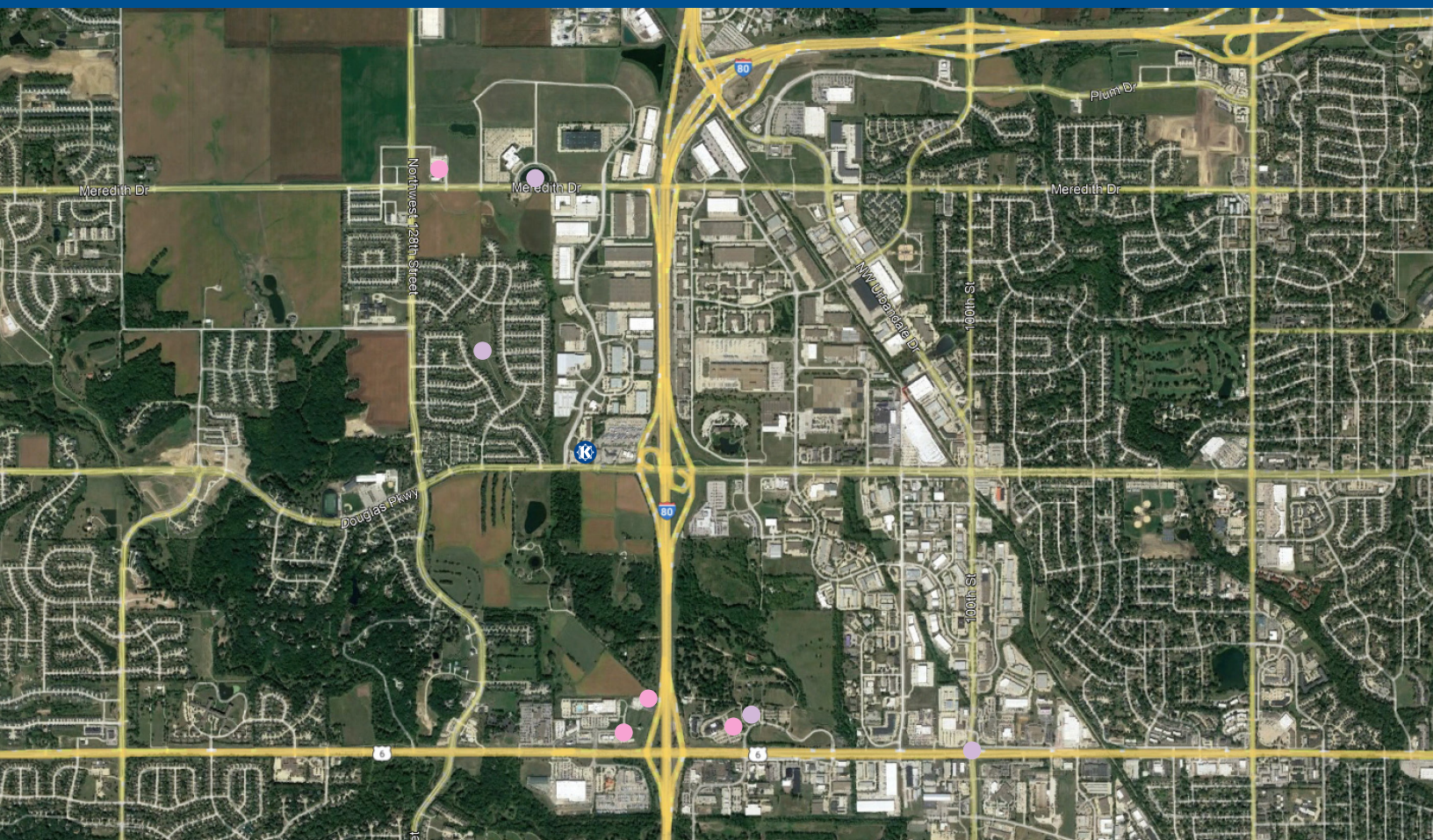
MANAGED BY KNAPP PROPERTIES



EXCELLENT LOCATION



# 3821 121<sup>ST</sup> STREET LOCATION



## RESTAURANTS

1. Protein House
2. Machine Shed
3. Range Restaurant + Cocktail Bar
4. Chicken Coop
5. John & Nick's
6. 5 Borough Bagels
7. Aura Restaurant & Lounge
8. Biaggi's
9. Mi Mexico
10. Hidalgo Mexican
11. Hungry Boyz
12. Other Place
13. St. Kilda
14. Franka Pizzeria



## ATTRACTIONS

1. Living History Farms
2. Paragon Prairie Tower
3. Timberline East Open Space
4. Hickman Auto Mile


## IN GOOD COMPANY:





# Demographics

3821 121st St, Urbandale, Iowa, 50323  
5 mile radius

## INCOME

  
**\$84,821**  
Median Household Income

  
**\$215,739**  
Median Net Worth

  
**\$257,352**  
Median Home Value

  
**\$68,151**  
Median Disposable Income

## EDUCATION



**53%**  
Bachelor's/Grad/Prof Degree

## BUSINESS



**7,758**  
Total Businesses



**123,975**  
Total Employees

## KEY FACTS



**184,845**  
Population



**200,393**  
Total Daytime Population



**37.0**  
Median Age



**74,678**  
Households

## TRAFFIC



**26,400**  
Douglas Pkwy



**16,000**  
121st Street

## EMPLOYMENT



**3.6%**  
Unemployment Rate



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2015-2019, 2021, 2026.

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