

6390 & 6380 E University Avenue
PLEASANT HILL | IOWA



PROPERTY FEATURES:

- **For Sale: \$12.50/SF/NNN**
For Lease: Price is negotiable
- Lot Size: .847 acres to 1.704 acres flat site
- Vehicles per day (VPD): 23,910 in 2016
- Lighted intersection with great visibility
- Zoning: C-2
- Tax abatement available
- Easy access to Highway 65 (VPD: 27,550 in 2025)
- Close proximity to Southeast Polk High School, enrollment 2,294
- Total population in 2026:
1 mile 2,777 | 3 miles 28,144 | 5 miles 72,278
- Median Income in 2026:
1 mile \$103,750 | 3 miles \$92,257 | 5 miles \$73,003

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