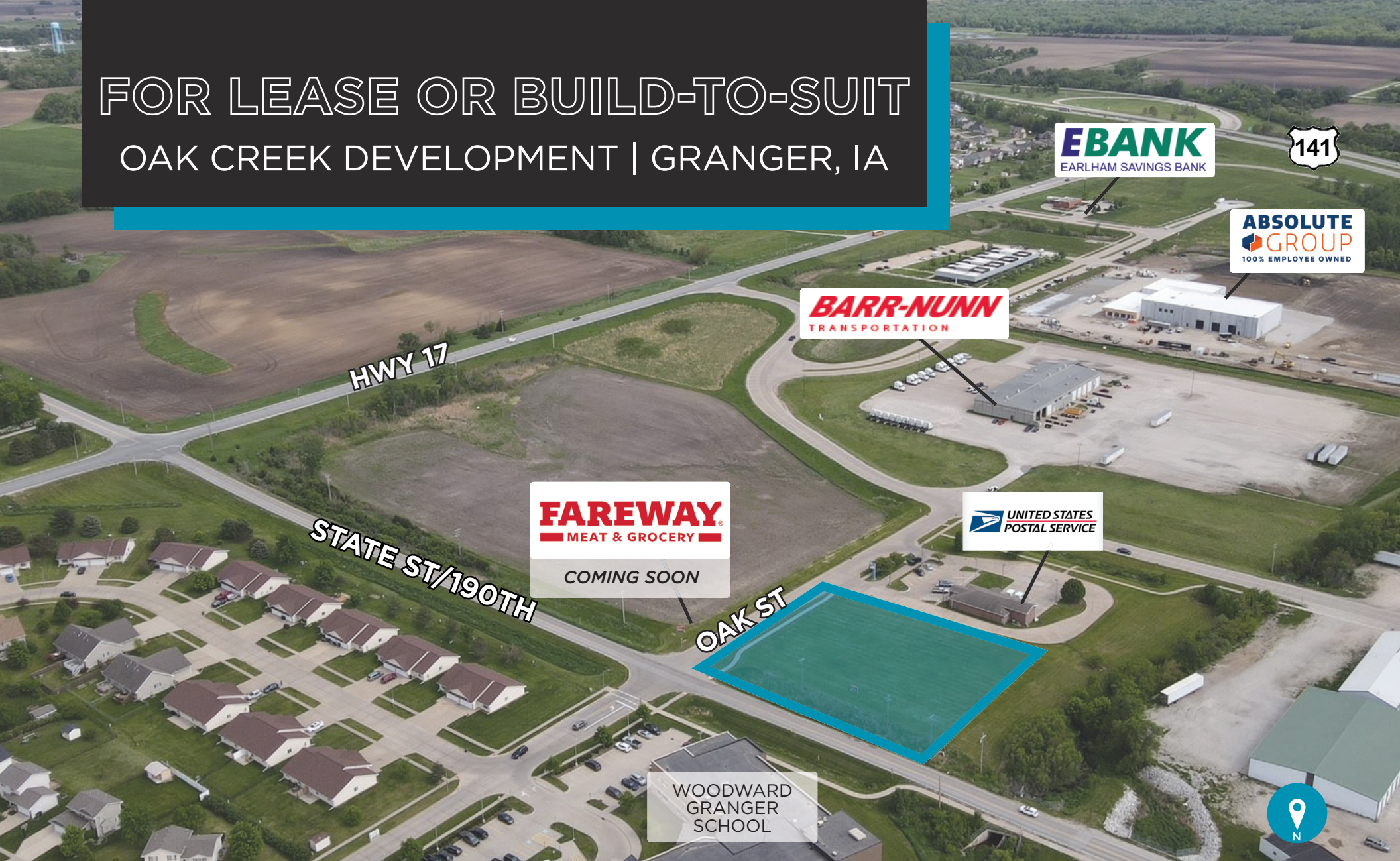


FOR LEASE OR BUILD-TO-SUIT

OAK CREEK DEVELOPMENT | GRANGER, IA



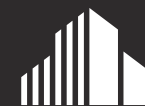
MATT LUNDBERG, SIOR, CCIM

Senior Vice Present
+1 515 556 8088
jviggers@iowaca.com

JOHN VIGGERS, CCIM, CPM, CRE

Senior Vice Present
+1 515 778 2605
jviggers@iowaca.com

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
+1 515 309 4002
iowacommercialadvisors.com



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FOR LEASE OR BUILD-TO-SUIT

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HIGHLIGHTS

- 1.04 acre lot available for Build-to-Suit or Lease
- Up to a 7,130 SF building can be built
- Ideal for office/retail/medical uses
- Located in high growth business park in Granger
- Across the street from proposed Fareway Grocery Store
- Less than 10 minutes from Des Moines metro
- Excellent location with easy access to Hwy 17 & Hwy 141
- Please contact agent for pricing and availability

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,815	10,490	110,507
AVG. HH INCOME	\$103,303	\$107,667	\$98,908
TOTAL HOUSEHOLDS	1,349	3,763	41,254



CONCEPTUAL RETAIL PLAN

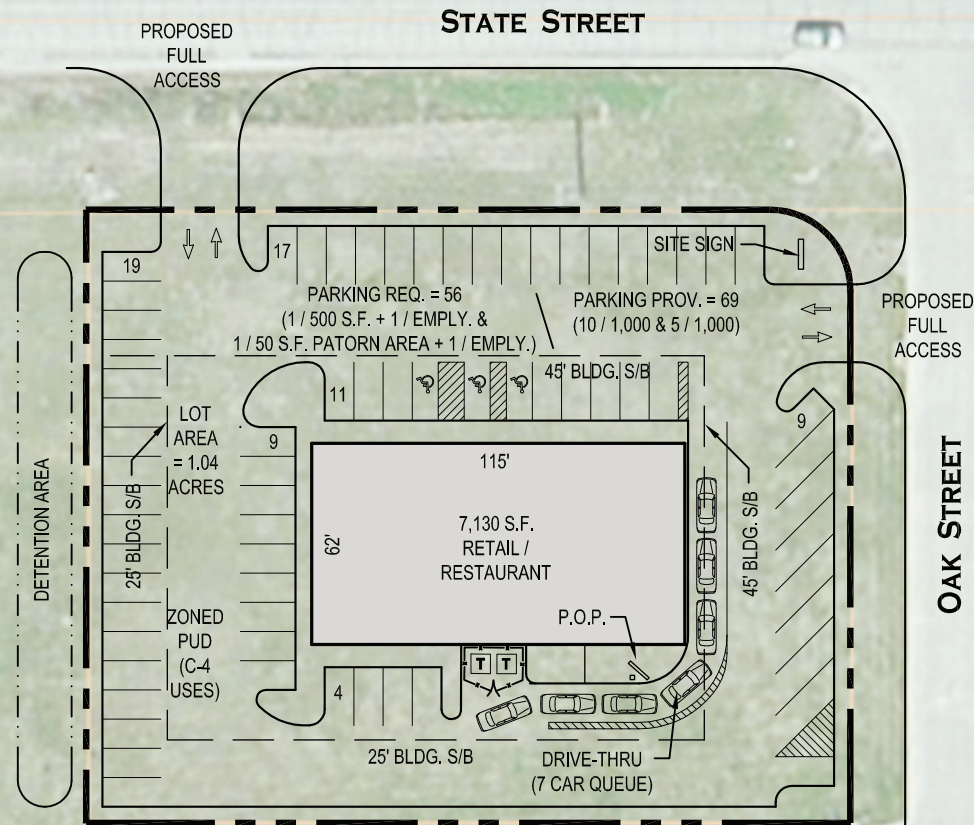
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CONCEPTUAL SITE PLAN



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