

FOR LEASE



3825, 3835 & 3843 121ST STREET

Urbandale, Iowa 50323
Tuscany Village Center Building #1

**Retail Space Available
From 1,400 - 9,800 RSF**

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Licensed in IA

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3825, 3835 & 3843 121ST STREET AVAILABLE



BUILDING HIGHLIGHTS

- Central Location
- Adjacent to Kum & Go and Pilot
- Abundant parking available
- Close proximity to the interstate and near the growing cities of Urbandale/Grimes
- Option to be divisible into 1,400 SF bays

Total Contiguous:
9,800 RSF

3825 121ST STREET

SPACE HIGHLIGHTS

- Second-generation restaurant space (Former Fat Charlie's)
- Potential addition of a patio on the south side
- Grease interceptor in place
- End Cap
- 14' ceiling height

Available Space:
7,000 RSF (approx.)

Lease Rate:
\$14.00 PSF NNN

3835 121ST STREET

SPACE HIGHLIGHTS

- 2 restrooms
- 2 showers with toilets
- 4 storage rooms
- 1 office
- 10.5' ceilings

Available Space:
2,800 RSF (approx.)

Lease Rate:
\$9.00 PSF NNN

3843 121ST STREET

SPACE HIGHLIGHTS

- Existing fitness buildout
- Water filling stations

Available Space:
7,000 RSF (approx.)

Lease Rate:
\$9.00 PSF NNN



CLASS B



RETAIL SPACE



GYM



RESTAURANT SPACE



SCHOOL NEARBY



PARKING LOT

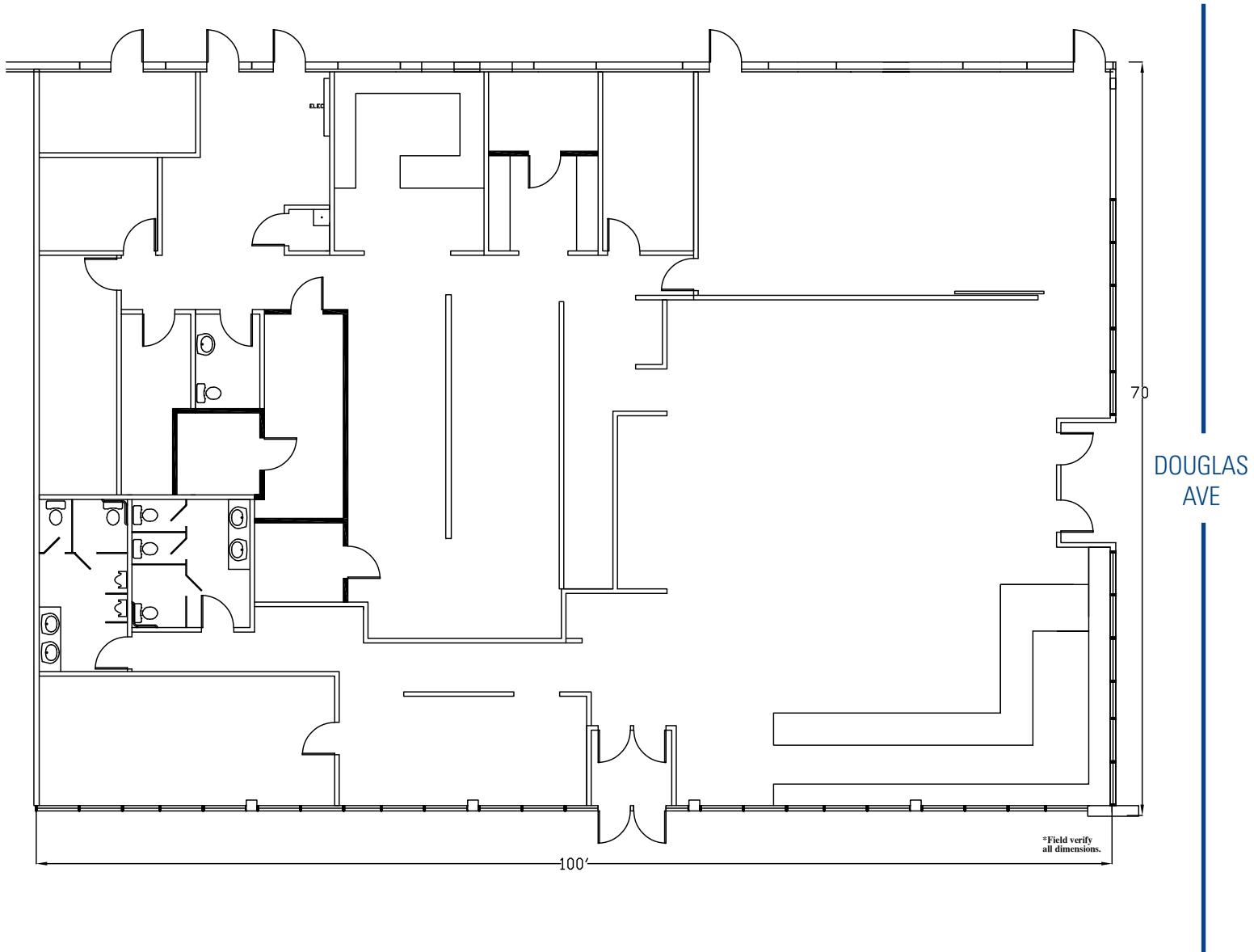


MANAGED BY KNAPP PROPERTIES



EXCELLENT LOCATION

3825 121ST STREET AVAILABILITY



121ST ST

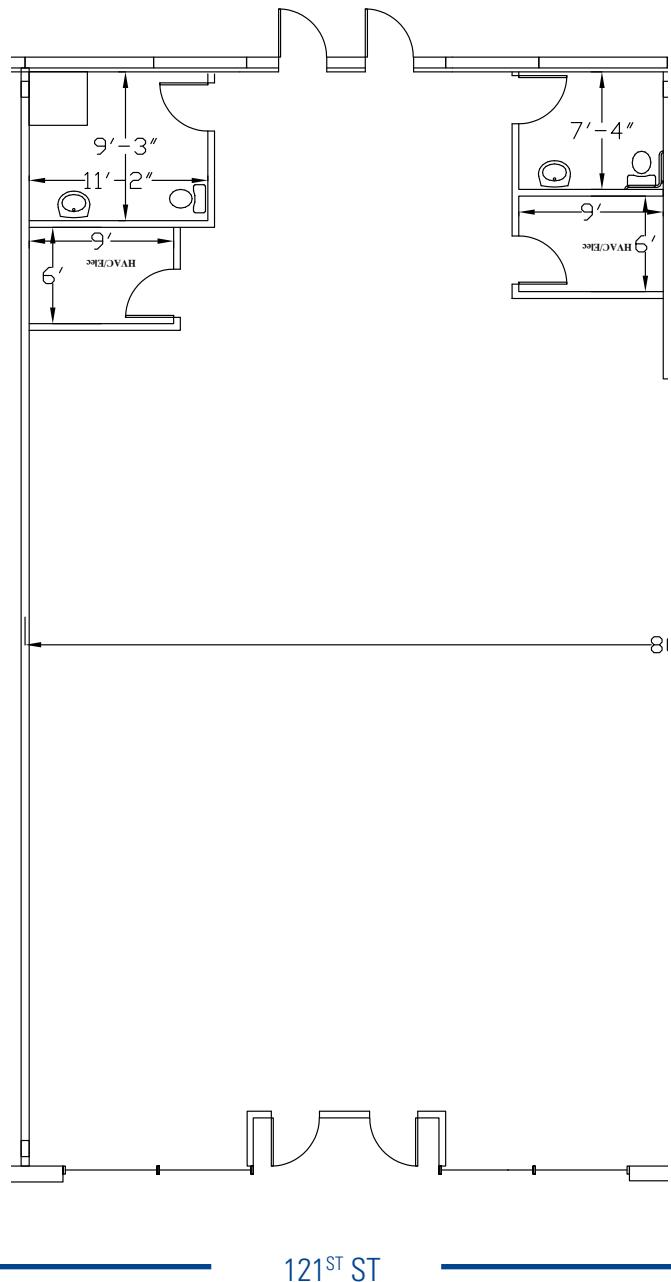
RETAIL SPACE 7,000 RSF (approx.)

Available Now
Lease Rate: \$14.00 PSF NNN

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3835 121ST STREET AVAILABILITY



RETAIL SPACE 2,800 RSF (approx.)

** 9,800 SF Total Contiguous*

Available Now

Lease Rate: \$9.00 PSF NNN

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DEMOGRAPHICS

TUSCANY VILLAGE CENTER I

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

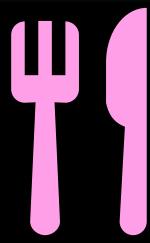
EMPLOYMENT



3.6%

Unemployment Rate

nearby ATTRACTIOnS



433

Restaurants



33

Bars and
Pubs



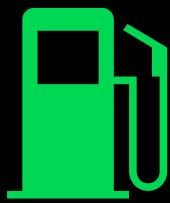
49

Coffee
Shops



39

Grocers



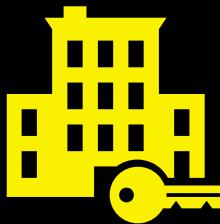
76

C-Stores



159

Retail
Shopping



61

Hotels



38

Attractions/
Entertainment





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