



FOR LEASE

**1401 WEST BRIDGE ROAD
POLK CITY, IOWA**

**RETAIL SPACE
\$27/SF NNN
TENANT IMPROVEMENT ALLOWANCE NEGOTIABLE**

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RETAIL

POLK CITY, IOWA

Polk City, Iowa, is an up-and-coming, vibrant community experiencing rapid growth and development. Nestled between Saylorville Lake and Big Creek State Park, it offers a perfect blend of small-town charm and modern conveniences. With an increasing number of new businesses, residential developments, and recreational opportunities, Polk City is becoming a sought-after destination for families, professionals, and entrepreneurs. Its excellent schools, thriving local economy, and strong sense of community make it an ideal place to live, work, and invest. **As the city continues to expand, now is the perfect time to be part of its exciting future!**



PROPERTY FEATURES

- Lot sizes - 1.0 to 3.7 acres
- Zoning C-2
- Utilities to site
- Directly east of newly constructed Kwik Star and improved intersection at West Bridge Road and Parker Boulevard
- One of last commercial parcels left in one of the fastest growing suburbs in Des Moines Metropolitan Statistical Area (MSA)
- Hard corner in busiest section and highest travelled roads in Polk City

DEMOGRAPHICS

Overall, Polk City combines rapid growth, a predominantly young population, and a strong economic standing, making it a vibrant community within the Greater Des Moines region. Its proximity to outdoor recreational areas and its small-town charm make it an attractive place for families and professionals alike.

DEMOS	Polk City	3 Mile	5 Mile
Population	6,046	7,598	23,888
Avg HH Income	\$162,674	\$178,544	\$171,036
Households	1,868	2,636	8,344

RETAIL

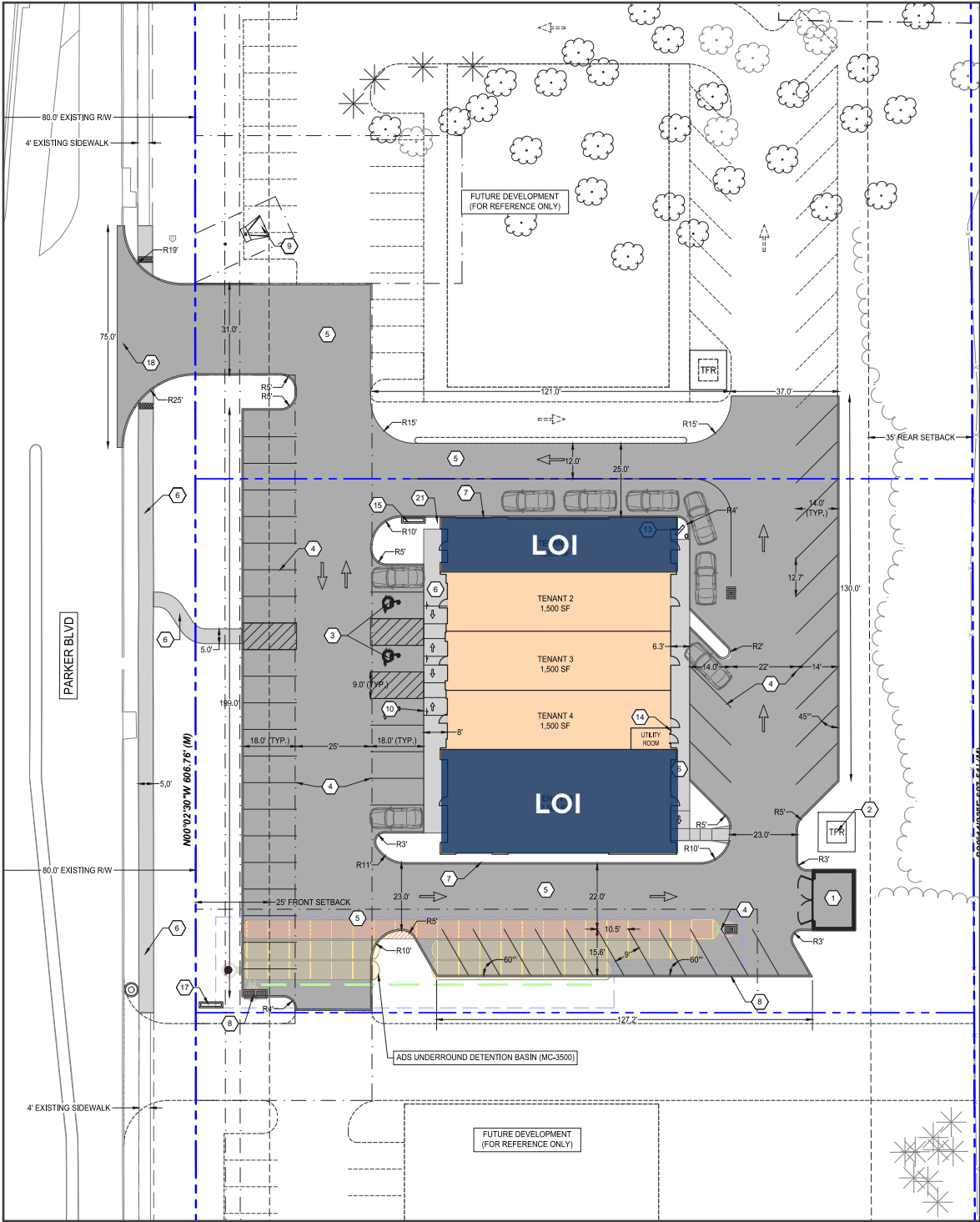


This prime retail space is perfect for a variety of businesses looking to establish a presence in a high-traffic location.

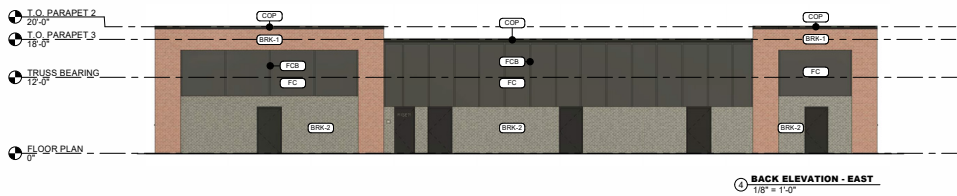
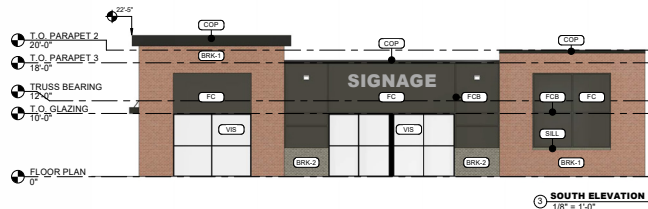
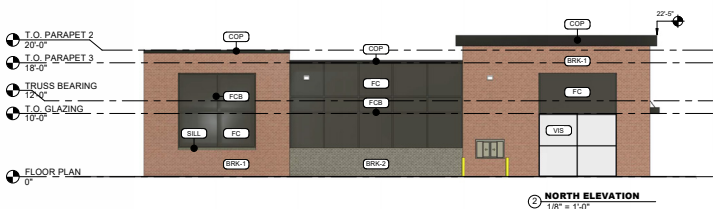
Whether you're envisioning a boutique clothing store, a specialty food market, or a home décor showroom, this space offers excellent visibility and foot traffic. It's also ideal for service-based businesses such as a beauty salon, fitness studio, or wellness center, providing a welcoming environment for clients. For those seeking an experiential concept, consider a cozy café, craft beer tasting room, or an interactive entertainment venue like an escape room or VR gaming center. With a flexible layout and ample parking, this space is ready to accommodate your unique business vision. The southern end cap offers **excellent visibility** from both West Bridge Road and Parker Boulevard, but does not include a drive-thru.



CONCEPTUAL SITE PLAN



CONCEPTS



BUILDING STATS

Address	1401 West Bridge Road
City	Polk City
County	Polk
Zip	50226
Site Area (Acres)	1.1
Total Building Size (SF)	8,656 +/-
Cross Street	Parker Boulevard
Zoning	C2 Commercial
Parking Spots	46
Building Clear Height	12'
Commercial Bays	5

