



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

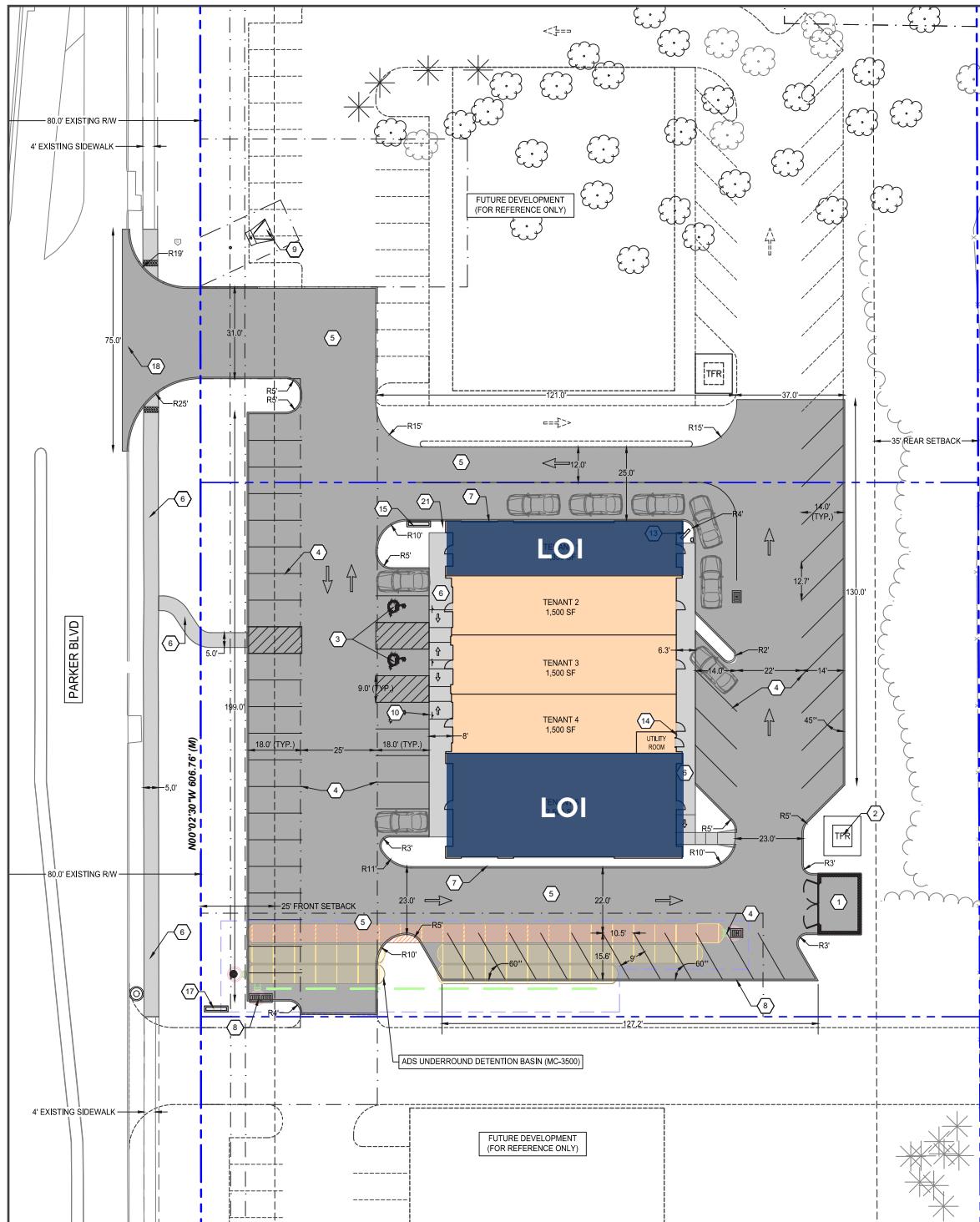


This prime retail space is perfect for a variety of businesses looking to establish a presence in a high-traffic location.

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 |

