

For Lease

CBRE

# Dakota Crossing

## Neighborhood Center

4510-4518 Mortensen Road | Ames, IA | [www.cbre.com/desmoines](http://www.cbre.com/desmoines)



## Property Overview

Retail space available for lease located on Mortensen Road and S. Dakota Avenue in Ames, Iowa. The property features a strategic location with ample parking and high visibility to US Highway 30, attracting a steady flow of vehicle traffic. The center benefits from proximity to local amenities, making it an ideal location for businesses looking to thrive in an established community.

### Available Space

- + Suite 106 – 2,500 - 3,000 SF
- + Former Tanning Salon

### Lease Rate

- + Lease Rate: \$18.50/SF NNN
- + OPEX: \$6.86/SF

### Building Features

- + Built in 2005
- + Ample parking
- + Building façade signage
- + Close proximity to Iowa State University
- + Visibility to US Highway 30
- + Nearby businesses include Kum & Go, Jimmy John's, Sleep Inn & Suites, Hilton Garden Inn, All Iowa Attack Fieldhouse, Sukup Basketball Center, and Perfect Games.

# Site Plan



# Area Amenities

- + Downtown Ames has unique shops, independent restaurants, a thriving farmers' market, festivals, and more.
- + Walk or bike around Ada Hayden Heritage Park's pristine lake, or discover your favorite outdoor adventure at Ledges State Park or McFarland Park.
- + Reiman Gardens - 17-acre botanical garden features a butterfly wing, conservatory, rose garden, and seasonal events.
- + Breweries and taverns, local coffee shops, Prairie Moon Winery, and Little Woods Herbal tea shop.
- + Home of Iowa State University
- + Major employers in the city include the largest federal animal disease center in the U.S., National Veterinary Services Laboratory, Iowa State University, Mary Greeley Hospital and McFarland Clinic. Other employers include Danfoss Power Solutions, 3M, Barilla Pasta and the Iowa Department of Transportation.

## CyTown:

- + Between Jack Trice Stadium & Hilton Coliseum
- + Total project land area approximately 40 acres
- + Project to be built in phases with deliveries starting Fall 2025
- + “CYTown will create a vibrant entertainment district that runs from campus through the Iowa State Center to the ISU Research Park. This new addition will be a game-changer for the Ames community, providing new amenities to students, faculty, staff, residents, visitors, and fans.”



## Ames Rankings & Demographics

- + No.3 on the list of 5 College Towns to Live in After Graduation (Livability, 2023)
- + No 3 Best Small Cities for Small Businesses (VerizonSpecials.com, 2023)
- + One of the Top 100 Best Places to Live (Livability, 2022)
- + No. 32 Most Educated Cities in the Country (24/7 Wall Street, 2022)
- + No. 6 10 Best College Towns in America (BestColleges, 2023)

Demographics 2024	1-Mile	3 Mile	5-Mile
Population	10,141	42,627	70,915
Daytime Population	6,862	39,790	76,546
Median Age	24.2	22.9	24.6
Average Household Income	\$70,995	\$79,868	\$91,683

# Location



## Contact Us

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