



# CALIBER COMPANY



## RETAIL PROPERTY FOR LEASE

11801 Hickman Rd. Urbandale, IA 50323

JUSTIN WASHBURN  
515.238.4528  
justin.washburn@calibercompany.com  
Licensed in IA

JULIANAH LOUSCH  
515.249.9260  
julianah.lousch@calibercompany.com  
Licensed in IA



CALIBER  
COMPANY

11801 Hickman Rd. Urbandale, IA 50323 **FOR LEASE**



## PROPERTY DESCRIPTION

With great visibility from I-35/80 and surrounded by businesses that draw thousands of daily visitors, this Class A space is an incredible option for retail or office users. The 1,662 SF space includes premium finishes, a reception area, one private office, and an open area perfect for any business venture. Additionally, a shared conference room is accessible from the space and can be reserved by tenants at no additional charge.

On average, 54,050 daily travelers pass by this space on I-35, and 36,700 daily travelers pass by on Hickman Road. Royal Flooring and The Protein House are located within the same building. The versatility of this space and its ease of access provide future users with an exceptional opportunity to accommodate their clientele and various business operations.





# CALIBER COMPANY

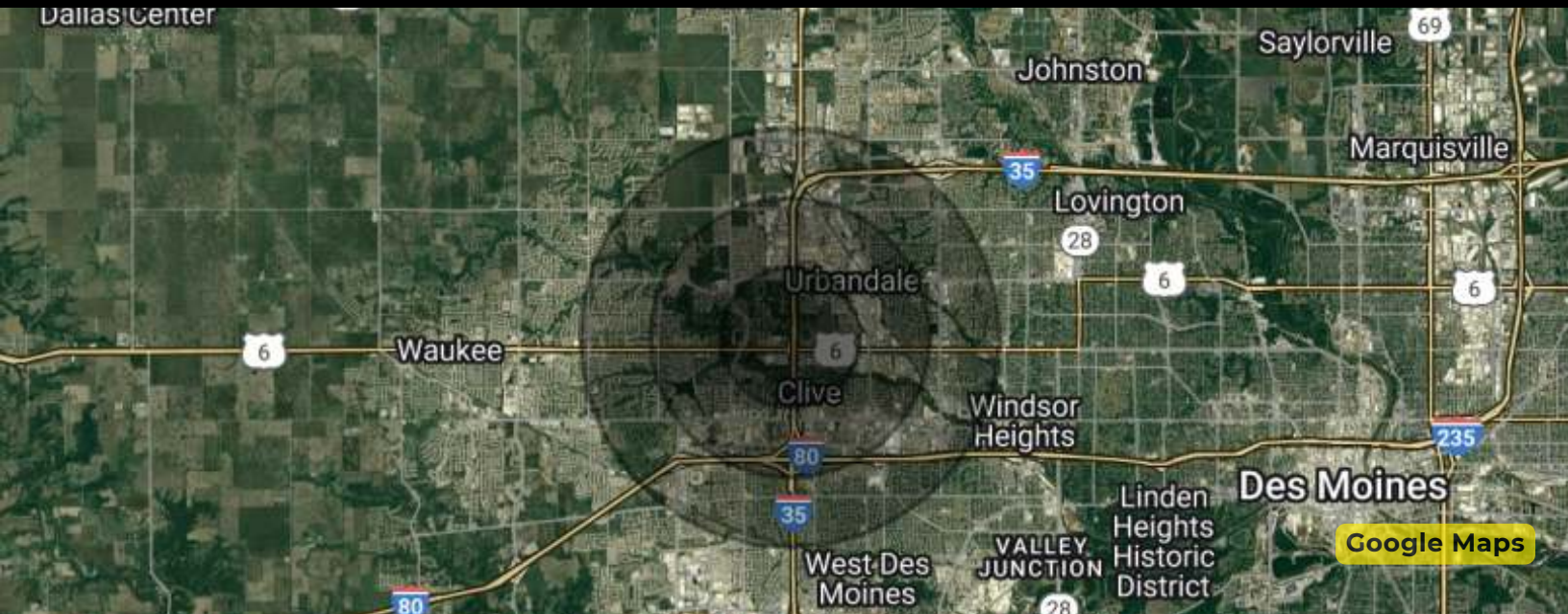
## OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (MG)
Available SF:	1,662 SF





# CALIBER COMPANY



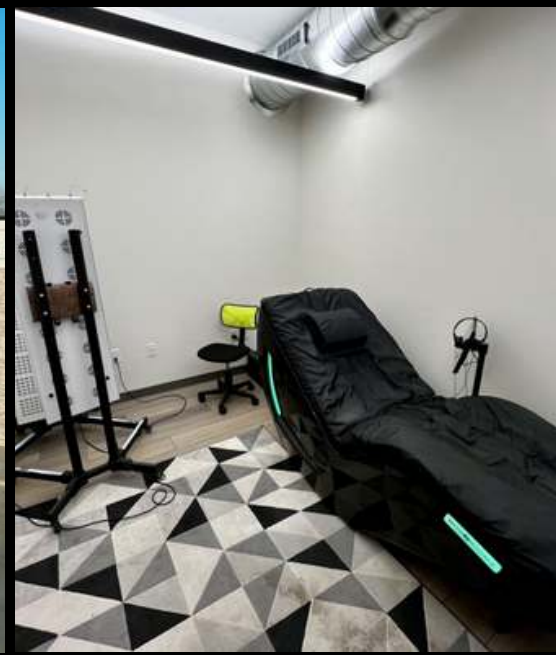
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,995	19,423	59,739
Average Age	46.5	41.9	39.1
Average Age (Male)	45.1	41.1	39.1
Average Age (Female)	48.4	44.4	40.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,739	8,351	25,357
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$127,2669	\$117,858	\$109,242
Average House Value	\$257,661	\$255,238	\$251,817





# CALIBER COMPANY

## INTERIOR PHOTOS







# CALIBER COMPANY

## 3D LANDSCAPE



## BIRDSEYE VIEW







CALIBER  
COMPANY

## LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN WASHBURN

justin.washburn@calibercompany.com

515-238-4528



SALES AGENT

JULIANAH LOUTSCH

julianah.loutsch@calibercompany.com

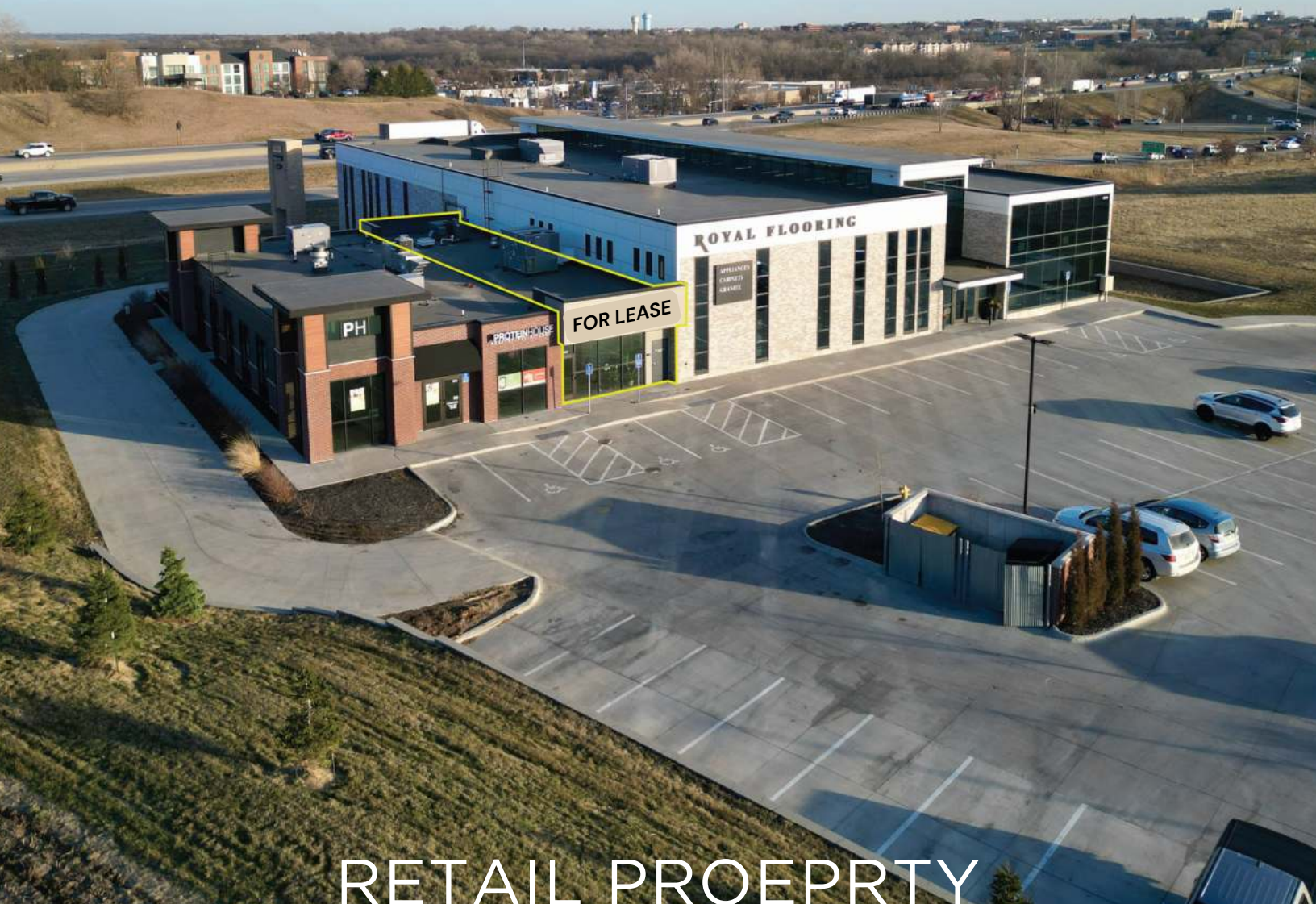
515-249-9260





# CALIBER

COMPANY



## RETAIL PROEPRTY

# FOR LEASE

11801 Hickman Rd. Urbandale, IA 50323