



PROPERTY FEATURES:

- **List Price: \$1,995,000**
- Size: 1,650 square feet to 4,928 square feet
- Monument and building signage available
- Excellent visibility from 100th Street & Douglas Ave
- 41,400 VPD (2016)
- Easy access to I-80/35
- TI Allowance available for qualified tenants
- Heavy Daytime Population
- Total population in 2026:
1 mile 4,450 | 3 miles 60,904 | 5 miles 199,097
- Median Income in 2026:
1 mile \$108,786 | 3 miles \$95,215 | 5 miles \$93,165

STANBROUGH REALTY COMPANY
2775 86th Street
Urbandale, Iowa 50322
StanbroughRealty.com | 515.334.3345

JEFF STANBROUGH
CCIM, CPM
515.202.6649
Jeff@StanbroughRealty.com

ANDREW MCCUNE
515.402.1642
Andrew@StanbroughRealty.com