

RETAIL/OFFICE FOR LEASE

Available SF: 2,200 SF

807 MUSTANG LANE #B
CENTER POINT, IA 52213

ANGIE GLICK-MARTIN, SIOR

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RACHEL WATERS

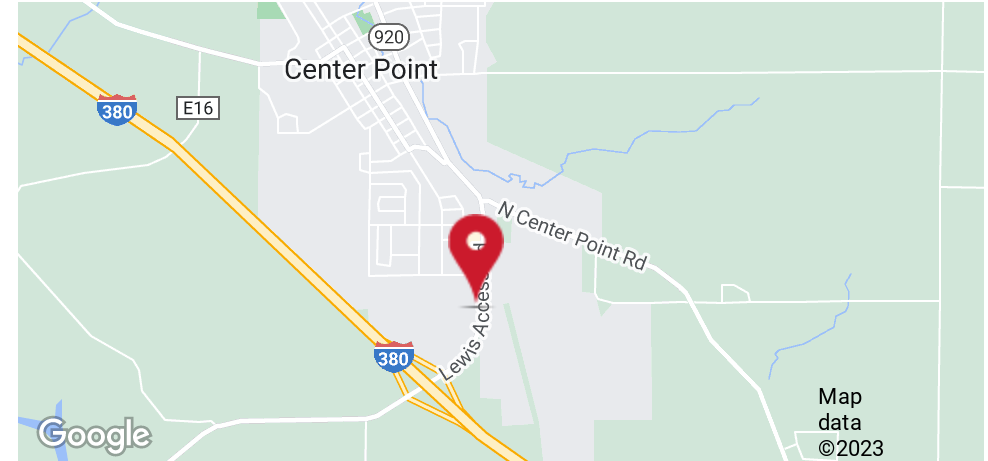
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Operating Expense Estimate:	\$3.00
Building Size:	6,600 SF
Available SF:	2,200 SF
Lot Size:	2.32 Acres
Year Built:	2023
Zoning:	C-2

LOCATION OVERVIEW

Excellent location less than 1/2 mile to I-380 in Center Point.

PROPERTY OVERVIEW

New construction 6,600 SF retail/office building with 2,200 SF remaining for lease on the west end of the building. The traffic-generating co-tenant is Lewis Access Outdoors (formerly Palo Outdoor). This building is located adjacent to Center Point Heights, a newly constructed 55-plus senior living community opening fall 2023. Situated on Lewis Access Rd. and just off I-380, this location is desirable for any retailer or office user.

PROPERTY HIGHLIGHTS

- New Construction
- Retail/office space available

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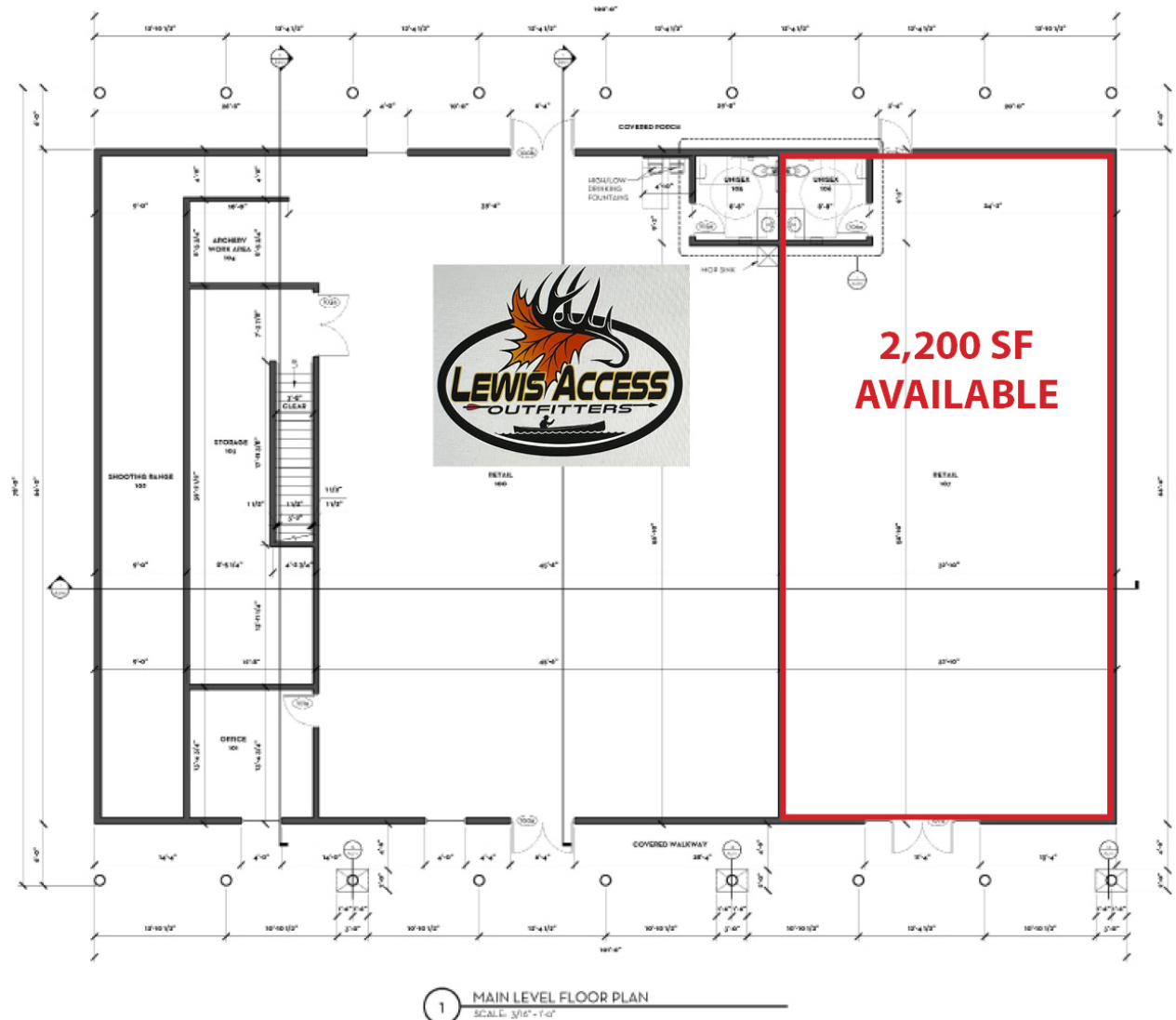
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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

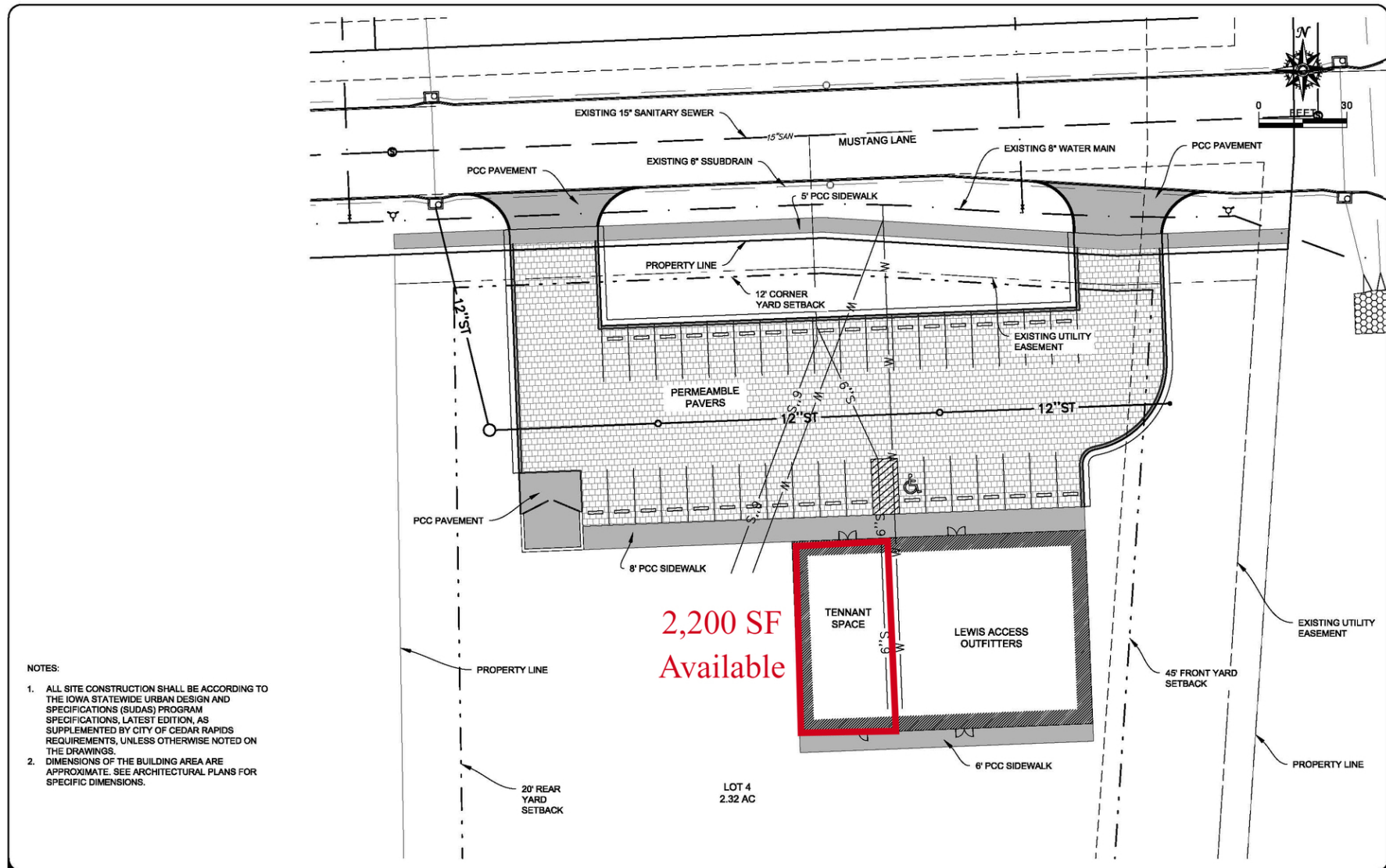
FLOOR PLAN



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SITE PLAN



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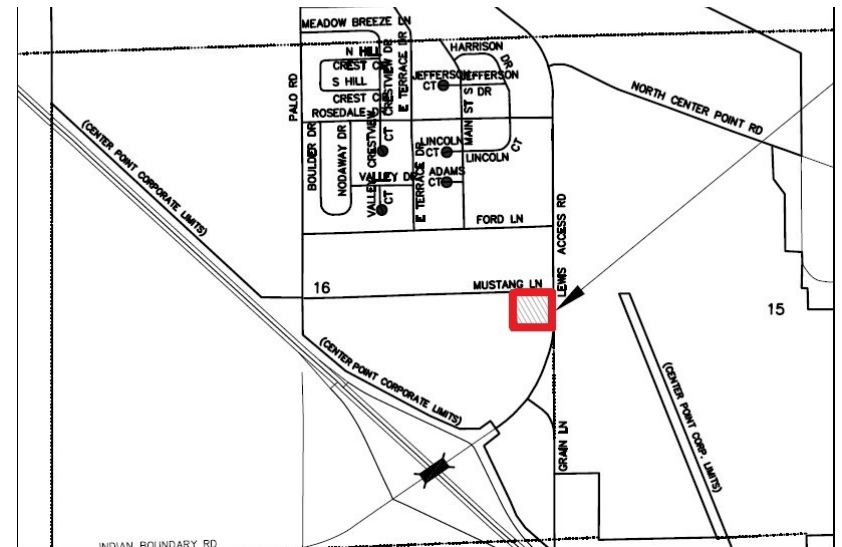
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ADDITIONAL PHOTOS



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CENTER POINT PROJECTS

NEW AND UPCOMING PROJECTS IN CENTER POINT, IA

- New Fire Station just completed
- New Waste Water Treatment Plant just completed
- Mustang Lane Commercial Development - All under construction: Center Point Heights Senior Center, Lewis Access Outfitters, 42-Unit Apartment Complex
- New Dog Park
- Grain Lane Commercial Development
- Voluntary Annexation of 115 acres of land on the south side of I-380 for future economic growth and development
- 2 unnamed projects in development

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AERIAL MAP



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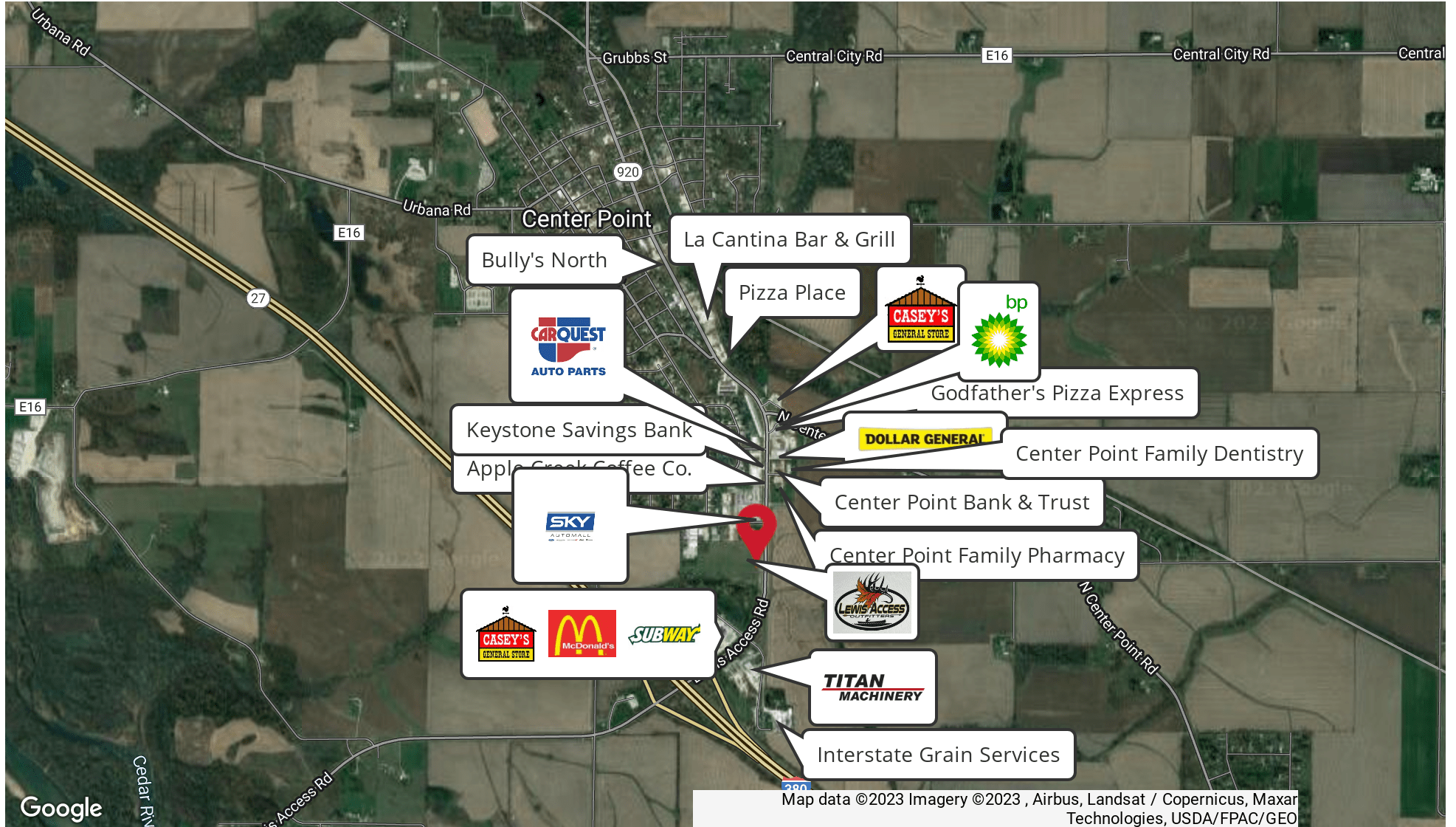
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AREA MAP



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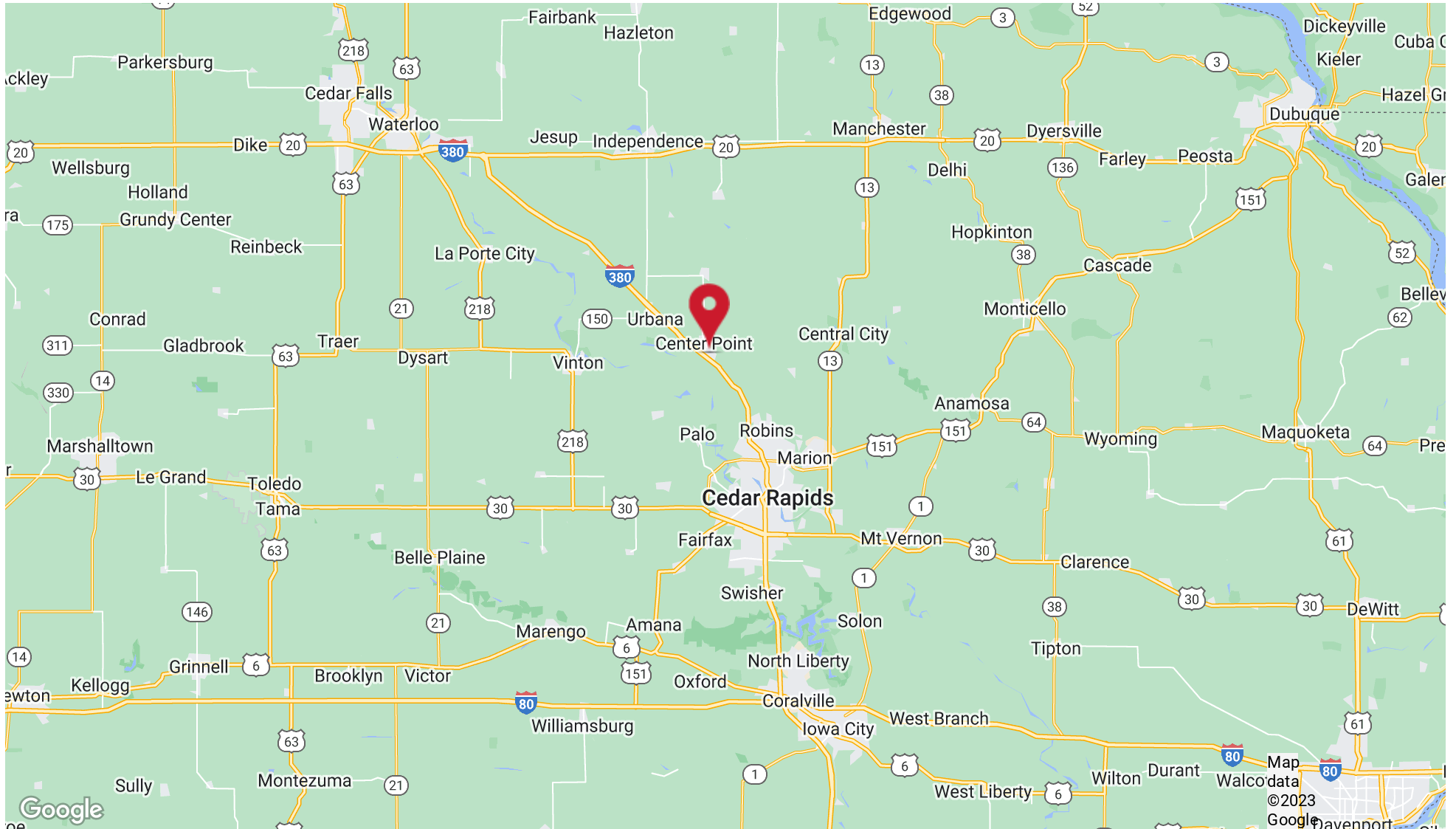
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LOCATION MAP



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