



 **JLL** SEE A BRIGHTER WAY

For lease

Retail and office space
available in Urbandale

Availability: 1,653 RSF

Lease rate: \$13.50 PSF NNN

Tuscany Village Center II
3881 121st Street
Urbandale, Iowa 50323

Property information

Available: 1,653 RSF

Total building size: 22,301 RSF

Lease rate: \$13.50 PSF NNN

Est. OPEX: \$8.09 PSF

- Located north of Douglas on 121st Street, west of I-35/80 in Urbandale
- Multi-purpose building suitable for retail, office or flex uses
- Ample parking on-site
- Co-tenants include American Pacific Mortgage, Stylin' Paws Play Place and State Farm Insurance

Contact broker for
additional information

jll.com/des-moines

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Images



Floorplan

1,653 SF



Aerial view

1,653 SF



Tuscany Center II

3881 121st Street | Urbandale, IA 50323



Demographics

	1 mile	3 miles	5 miles
Est. population	2,859	50,588	185,031
Est. households	1,021	20,073	75,050
Est. Average HH income	\$201,375	\$127,806	\$111,496

Traffic counts

Meredith Dr.	13,800 VPD
121st Street	16,000 VPD
Douglas Ave.	26,400 VPD
I-80/35	106,000 VPD

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