

RETAIL, OFFICE, & MEDICAL | FOR SALE OR LEASE | 2,010 SF

WINDSOR OFFICE PARK

8711 WINDSOR PKWY | SUITE 8 | JOHNSTON, IOWA



CONTACT INFORMATION

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

PROPERTY OVERVIEW



LEASE RATE
\$17 PSF NNN
(\$10.26 PSF OPEX)



SALE PRICE
\$455,000



ZONING
COMMERCIAL



YEAR BUILT
2006

PROPERTY FEATURES

Space Available:	2,010 SF
Building Size:	14,712 SF
Site Area:	0.25 AC

Suite 8 Features

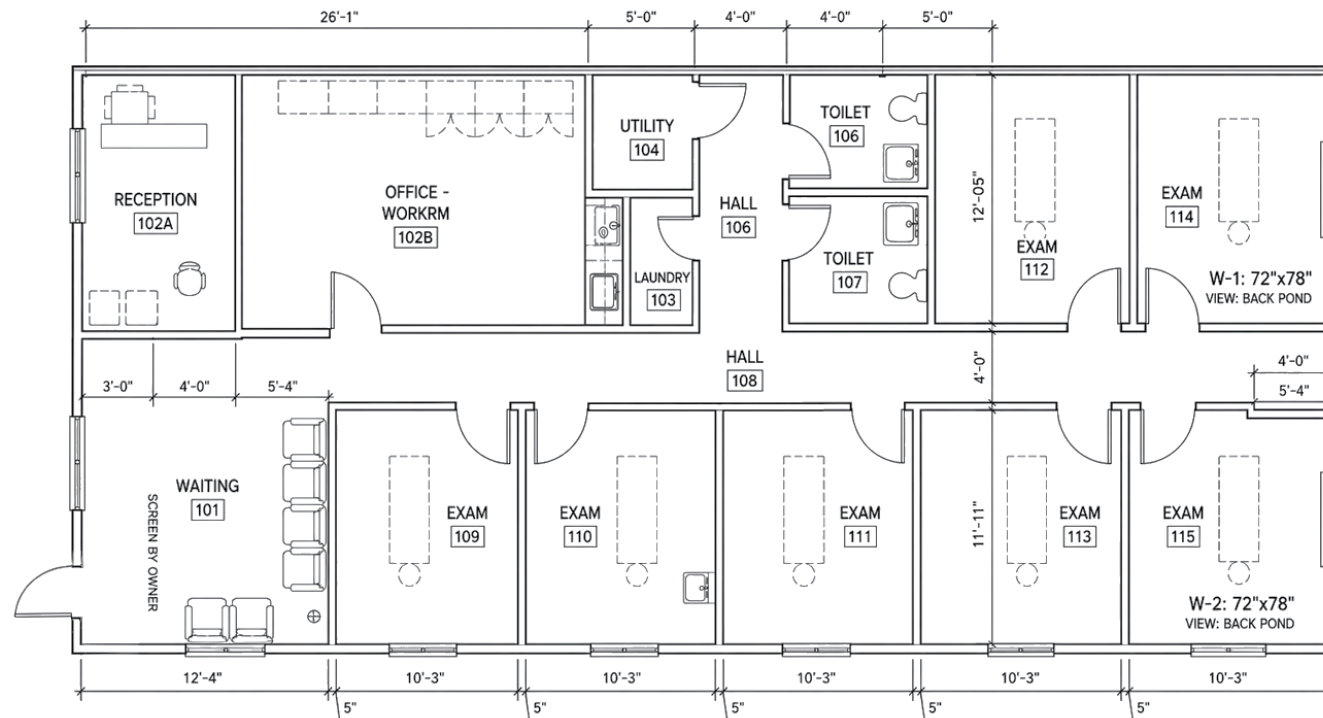
- 7 exam rooms or offices
- 2 restrooms
- Lobby
- Reception
- Office
- Mechanical
- Laundry or storage



SCAN/CLICK TO VIEW PROPERTY VIDEO



FLOOR PLAN



**Not to scale and as accurate as possible*



AREA MAP



TOTAL POPULATION

1 MILE	3 MILE	5 MILE
7,413	54,595	124,157



TOTAL EMPLOYEES

1 MILE	3 MILE	5 MILE
3,459	34,137	73,940



TOTAL HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,712	21,974	50,279



AVG HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$148,928	\$104,016	\$96,728

JOHNSTON, IOWA

“Johnston is where we thrive every day. Families pack the football stadium on fall Friday nights, and they gather in the spring to beautify our parks and trails. Santa Claus pulls up in a squad car for Holidays at the Town Center every December. Residents wait patiently for the popular Farmers Market to open just outside City Hall each May. In summer, they fill the grassy area at Terra Park for Green Days, a community celebration that’s been a staple in town since 1996.

Solidly behind every gathering is Johnston’s successful business community. Two blue-chip companies, John Deere Financial and Corteva Agriscience, have their world headquarters located in the heart of the city. The number of small businesses here continues to grow, powered by a strong and active chamber of commerce.

A thriving community doesn’t sit still. Johnston is on the cusp of a retail renaissance. Residents overwhelmingly tell us they want more places to dine, shop and explore. Developers who invest here will discover that a strong economy has their backs. Of all Des Moines metro cities, Johnston ranks at the top regarding household income, home value, and educational attainment. During the recent recession, home values grew here as they plummeted nationwide. Thanks to good leadership, Johnston has an AA+ bond rating and the fourth-lowest city tax rate in the Des Moines metro.”

- From cityofjohnston.com

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	10,364	50,026	114,474
Daytime Pop. (workers)	3,435	31,924	67,525
Median Age	35.5	37.6	38.4
Total Households	4,044	19,780	45,220
Avg Household Income	\$157,578	\$145,300	\$136,204



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