

# 4530 Mortensen Rd

Ames, Iowa  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## Commercial Development Pad Site



## Property Description

Ideally situated in one of Ames' most dynamic and high-traffic corridors, this ready-to-build property benefits from exceptional visibility. The property has shared access already established and does not require a setback, maximizing the buildable area. It is the perfect strategic location for retail, service, or mixed-use development.

## Property Highlights

- + 1.05 Acres
- + Sale Price: \$650,000
- + Build-to-Suit & Lease: Negotiable
- + Easy Access to Highway 30
- + Close Proximity to Iowa State Campus

# Demographics

	1 Mile	3 Miles	5 Miles
<b>Place of Work</b>			
2024 Businesses	134	777	2,150
2024 Employees	1,634	13,273	32,584
<b>Population</b>			
2024 Population - Current Year Estimate	10,713	42,323	69,978
2029 Population - Five Year Projection	10,838	43,436	71,860
2020-2024 Annual Population Growth Rate	0.25%	0.10%	0.32%
2024-2029 Annual Population Growth Rate	0.23%	0.52%	0.53%
<b>Households</b>			
2024 Households - Current Year Estimate	5,140	15,118	27,866
2029 Households - Five Year Projection	5,243	15,773	28,957
2020 Households - Census	4,988	14,400	26,430
2024-2029 Annual Household Growth Rate	0.40%	0.85%	0.77%
2024 Average Household Size	2.08	2.13	2.14
<b>Household Income</b>			
2024 Average Household Income	\$70,748	\$81,434	\$89,941
2024 Median Household Income	\$53,200	\$53,906	\$62,528
2024 Per Capita Income	\$34,104	\$29,368	\$36,186



