

# FOR LEASE



## 10121 HICKMAN ROAD

Urbandale, Iowa 50322

Retail/Flex Space Available  
Former CarQuest Auto Parts  
from 1,600 - 9,148 RSF ±

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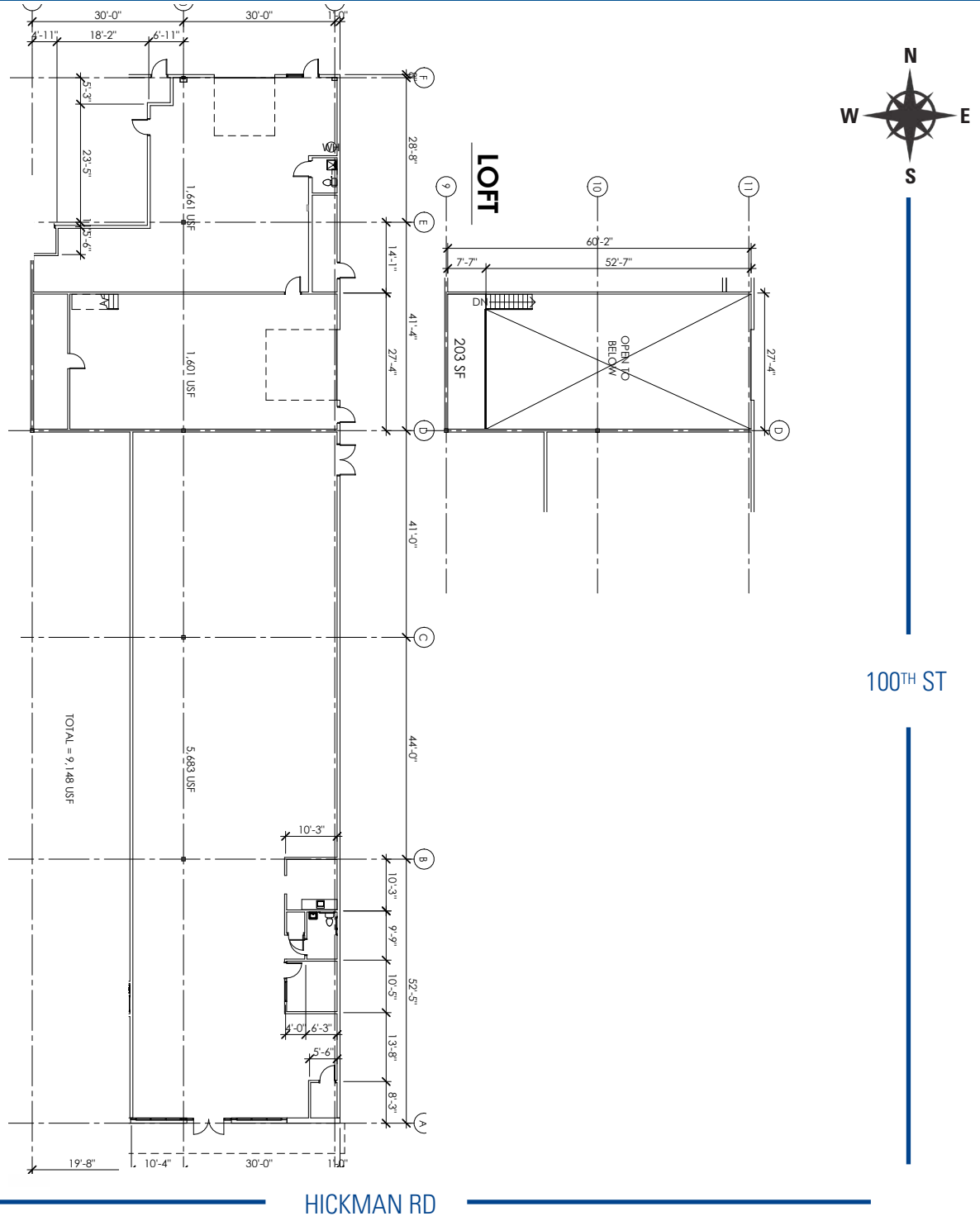


## BUILDING HIGHLIGHTS

- Wonderful retail frontage and visibility to Hickman Road & 100th Street
- Retail showroom in the front with flex space in the back
- There are 2 drive-in overhead doors (one 12' X 12' & one 12' X 14')
- Flex area clear height 14' & showroom area clear height is approximately 18'
- Building & monument signage available
- Call broker for estimated Operating Expenses



# 10121 HICKMAN ROAD AVAILABILITY



## RETAIL/FLEX SPACE

9,148 RSF ±

Available: Immediately

Lease Rate: \$12.95 PSF NNN

*North flex space of approx. 1,600 SF± is currently demised from the retail space*

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# DEMOGRAPHICS

10121 HICKMAN ROAD

5 mile radius

## INCOME



\$97,199

Median Household Income



\$312,273

Median Net Worth



\$308,145

Median Home Value



\$78,440

Median Disposable Income

## EDUCATION



56%

Bachelor's/Grad/Prof Degree

## BUSINESS



9,725

Total Businesses



133,085

Total Employees

## KEY FACTS



208,738

Total Population



230,231

Total Daytime Population



37.8

Median Age



87,733

Households

## TRAFFIC



43,800

100th Street



37,500

Hickman Road

## EMPLOYMENT

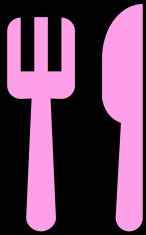


2.0%

Unemployment Rate



# *nearby* **ATTRACTIONS**



454

Restaurants



34

Bars and  
Pubs



49

Coffee  
Shops



46

Grocers



81

C-Stores



174

Retail  
Shopping



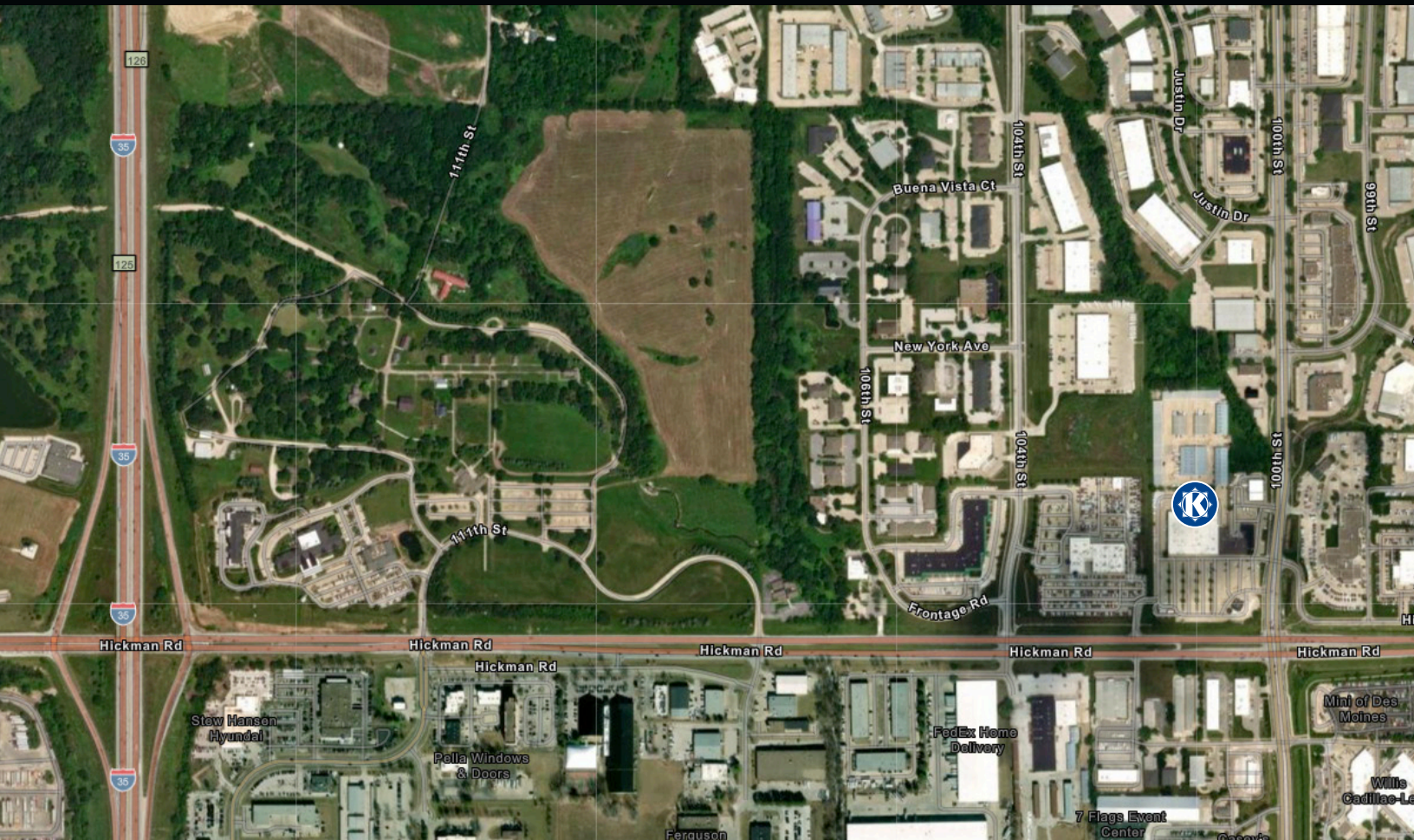
64

Hotels



55

Attractions/  
Entertainment





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**KNAPP**  
PROPERTIES



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