

6390 & 6380 E University Avenue

PLEASANT HILL | IOWA



PROPERTY FEATURES:

- **For Sale: \$12.50/SF/NNN**
For Lease: Price is negotiable
- Lot Size: .847 acres to 1.704 acres flat site
- Vehicles per day (VPD): 23,910 in 2016
- Lighted intersection with great visibility
- Zoning: C-2
- Tax abatement available
- Easy access to Highway 65 (VPD: 28,600 in 2016)
- Close proximity to Southeast Polk High School, enrollment 2,060

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