



PRAIRIE CROSSING

**I-80 & HIGHWAY 65
ALTOONA, IA**

- Big Box, Small Shop & Pad Site Opportunities Available
- Site is located next to:
 - Outlets of Des Moines
 - Adventurland Resort (3.6M visitors each year)
 - Prairie Meadows Casino, Racetrack & Hotel (Highest casino sales in Iowa)
- Additional retail in the area includes: Bass Pro Shops, HyVee, Cinemark, Walmart, Target, Lowes, Menards, Fareway Grocery, and multiple hotels
- Traffic counts of over 100,000 VPD
- Over 10M visitors access the I-80 & Hwy 65 intersection annually
- Contact Broker for Pricing

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	87	29,619	79,403
AVERAGE HH INCOME	\$89,402	\$100,642	\$104,814
MEDIAN AGE	38.9	37.5	37.1



SPACE	SQUARE FOOTAGE
A	50,000 SF (Retail)
B	25,000 SF (Retail)
C	22,500 SF (Retail)
D	20,000 SF (Retail)
E	19,800 SF (Retail)
F	18,000 SF (Retail)
G	9,000 SF (Retail)
H	10,000 SF (Retail)
I	19,800 SF (Retail)
J	12,000 SF (Retail)
K	18,000 SF (Retail)
L	18,000 SF (Retail)



Outlets of Des Moines



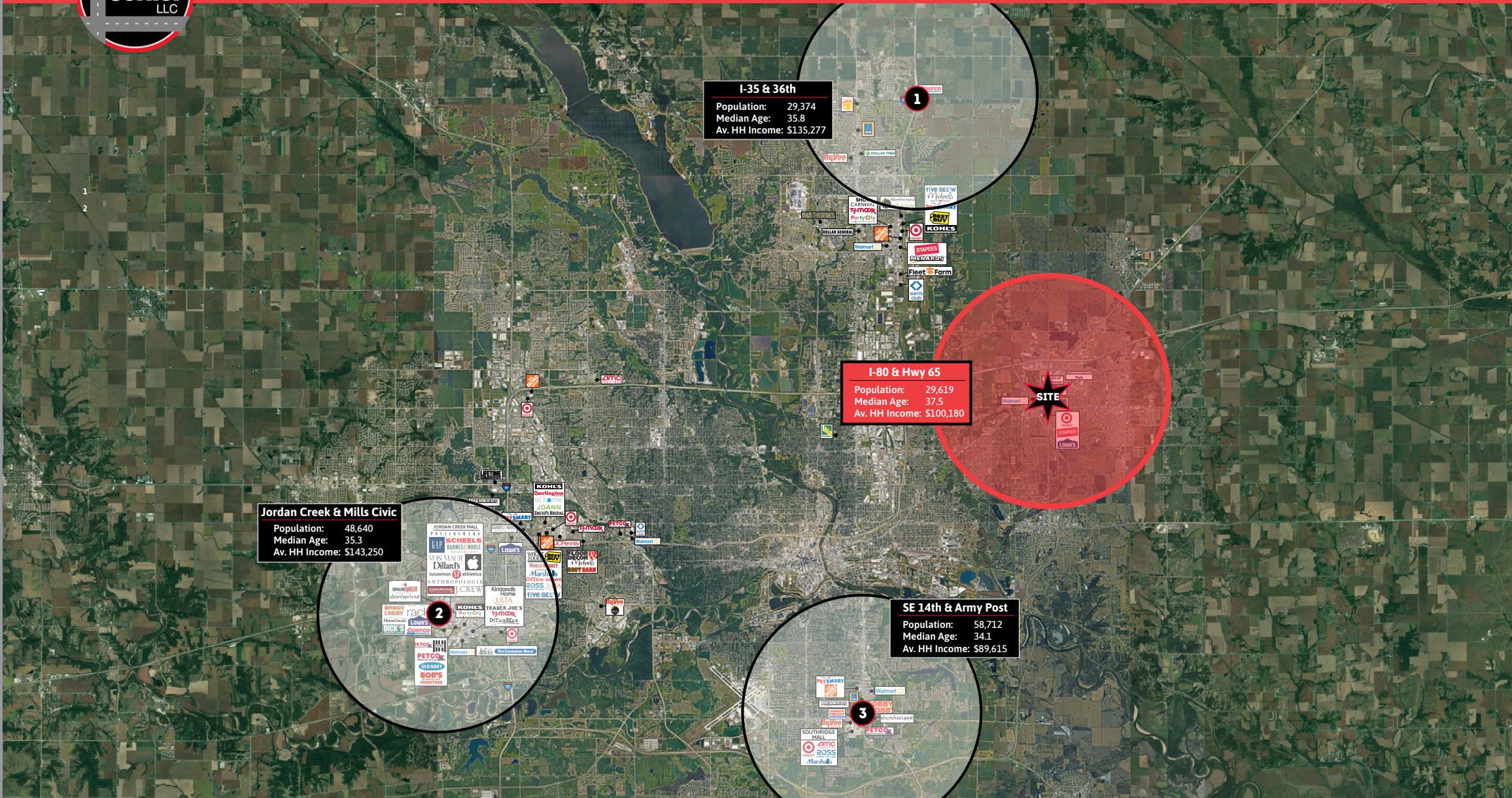
Prairie Meadows Casino



Adventureland Resort



Bass Pro Shops



CONTACT HARDCORNER TEAM:

John Dewhurst, President
402.880.8787
john@hardcornerllc.com

Paul Mulligan, Vice President
402.490.1818
paul@hardcornerllc.com

OMAHA, NEBRASKA
WWW.HARDCORNERLLC.COM