

OAKWOOD PLAZA

4630 NW 86th St Urbandale, IA 50322



OFFERING SUMMARY

Available SF:	980 - 2,093 SF
Lease Rate:	\$18 - 20 PSF
Lease Type:	NNN
Traffic Count:	26,200 VPD

PROPERTY HIGHLIGHTS

- 980 - 2,093 SF retail/office space available in well established center located at NW 86th St & Meredith Dr adjacent to Walgreens
- Strong visibility on major throughfare in Urbandale with proximity to I-35/I-80
- 60 residential lots being developed directly west of the shopping center
- Co-tenants include: Orange Leaf Frozen Yogurt, Advanced Eye Care and Friedrich's Coffee

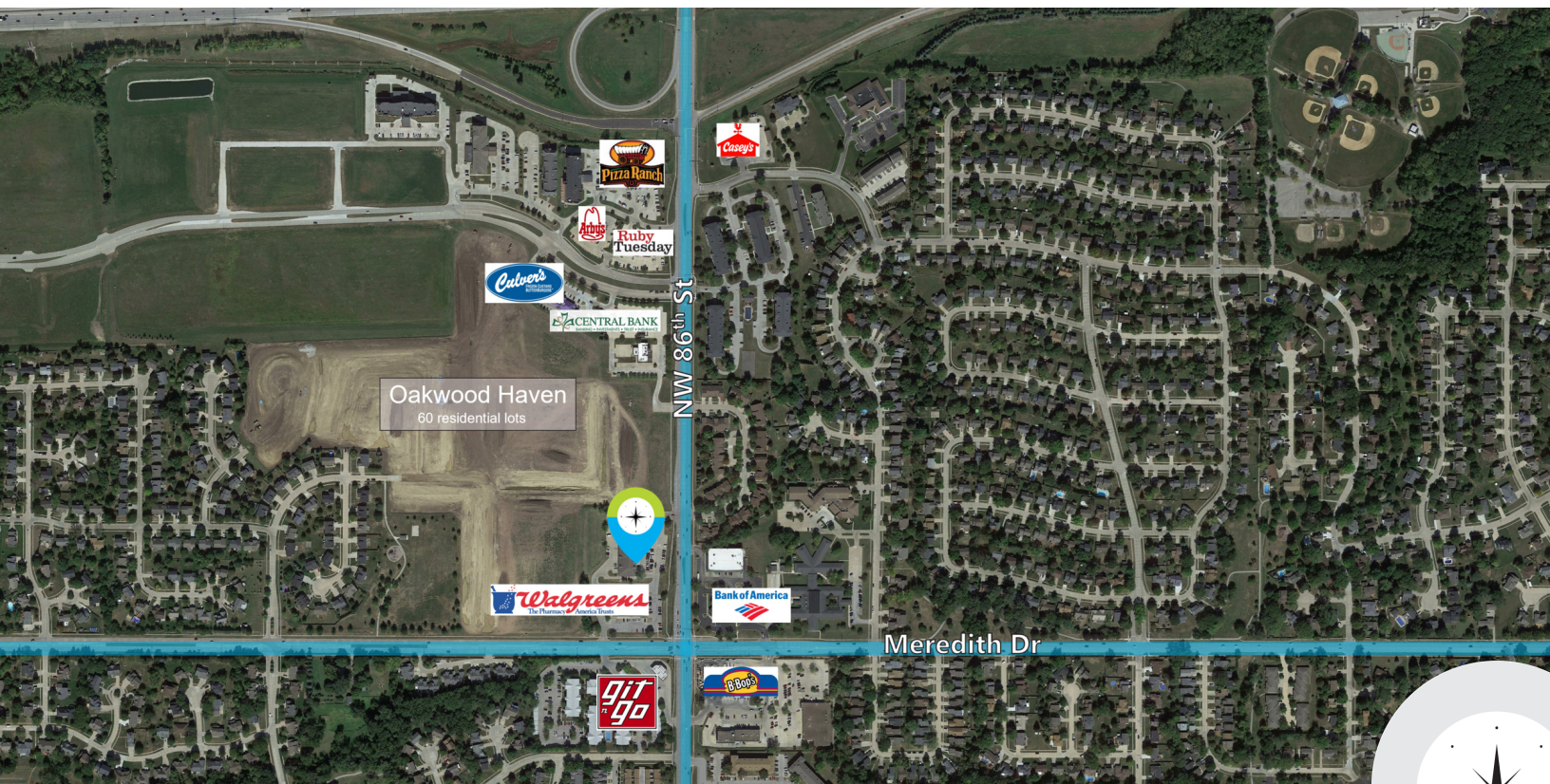
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,336	28,770	74,356
Total Population	11,185	67,842	171,828
Average HH Income	\$107,640	\$90,485	\$93,277



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