

HURD

LINCOLN WAY CORNERS

3800 Lincoln Way, Ames, IA 50014

**EXCLUSIVELY
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EXECUTIVE SUMMARY

LINCOLN WAY CORNERS

HURD



OFFERING SUMMARY

Available SF:	4,700 SF
Lease Rate:	\$19.00 SF/yr (NNN)
Est CAM:	\$6.00 per SF
Lot Size:	7.65 Acres
Shopping Center Size:	98,630 SF
Zoning:	HOC - Highway Oriented Commercial
Market:	Ames

PROPERTY OVERVIEW

4,700 SF of retail space available for lease
Former Iowa DOT space (end cap)
Next to Hy-Vee
High visibility signage
Ample on-site parking for customers and staff
Close proximity to Iowa State University

LOCATION OVERVIEW

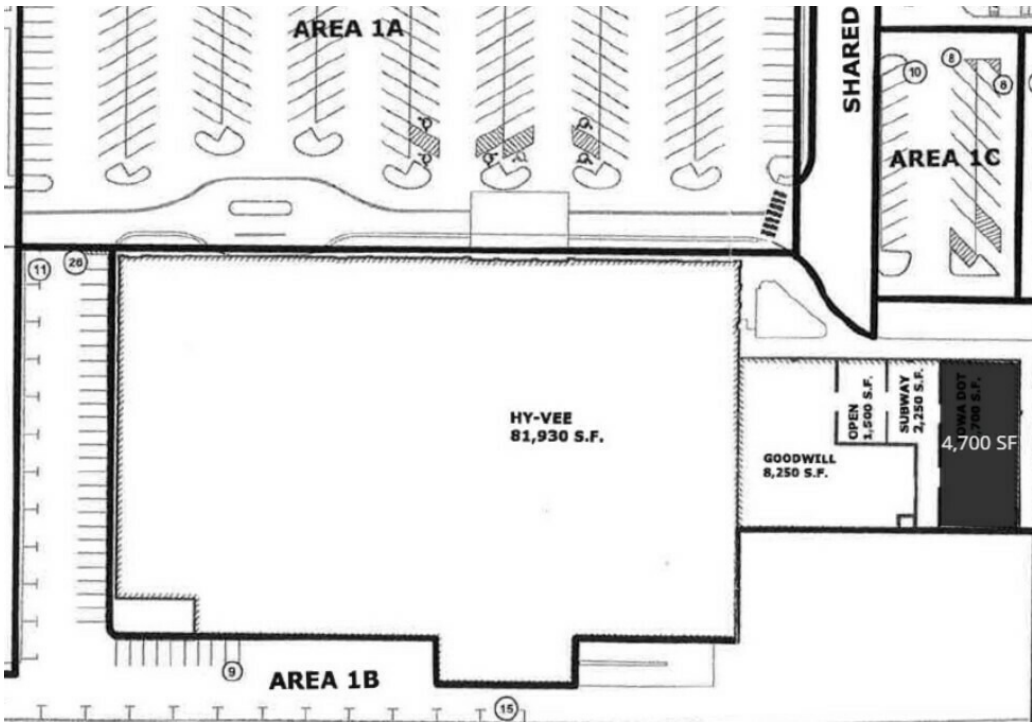
Hy-Vee anchored shopping center
Situated on Lincoln Way, Ames' main commercial artery
Minutes from Iowa State University (30,000+ students)
Surrounded by strong national and local retailers, restaurants, and service businesses
Ames is frequently ranked among the best small cities to live in America thanks to its affordability, strong economy, and high quality of education
Located 25 miles north of Des Moines

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AVAILABLE SUITE
LINCOLN WAY CORNERS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,700 SF	Lease Rate:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3708 Lincoln Way, Ames, IA	Available	4,700 SF	NNN	\$19.00 SF/yr	-

HURD

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A-2 SCALE: 1/4"=1'-0"

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AREA BUSINESSES
LINCOLN WAY CORNERS



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

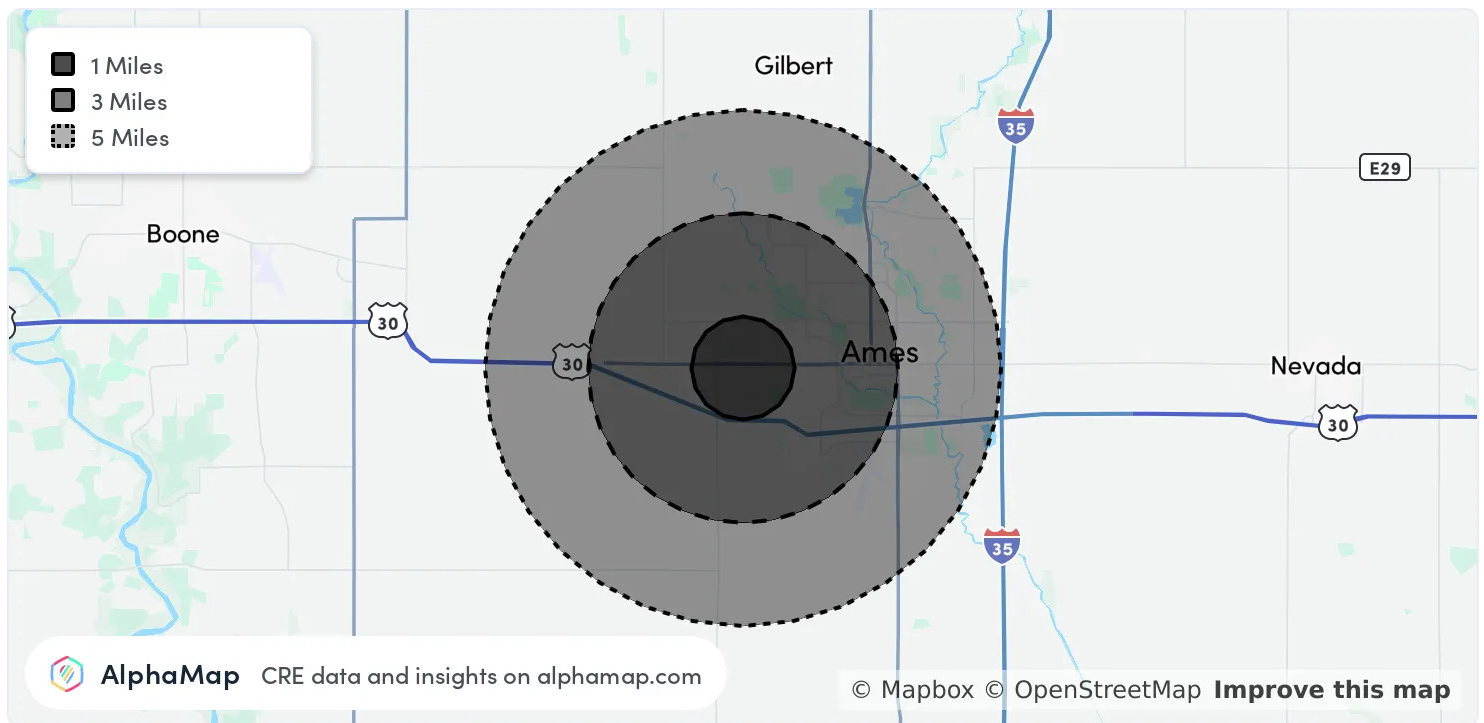
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AREA ANALYTICS LINCOLN WAY CORNERS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,604	59,553	71,431
Average Age	28	32	33
Average Age (Male)	28	31	32
Average Age (Female)	29	32	34

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,126	22,499	27,719
Persons per HH	2.5	2.6	2.6
Average HH Income	\$70,882	\$75,761	\$79,127
Average House Value	\$417,933	\$318,768	\$314,196
Per Capita Income	\$28,352	\$29,138	\$30,433

Map and demographics data derived from AlphaMap

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