

RETAIL/OFFICE SPACE FOR LEASE



**CENTRAL PROPERTY
ADVISORS**

VILLAGE SQUARE SHOPPING CENTER 600-616 8th St SW Altoona, Iowa 50009

AVAILABLE FOR LEASE

Suite 600: 1,592 SF

Former Financial Services Office:
Individual Offices, Conference Room,
Kitchenette, & Reception Area

Asking Base Rent: Negotiable

Current CAMITs: \$6.80 PSF

Suite 616: 3,844 SF

Former Hair Salon & Salon Suites Use

Asking Base Rent: \$16.00 PSF, NNN

Current CAMITs: \$6.80 PSF

KEY FEATURES

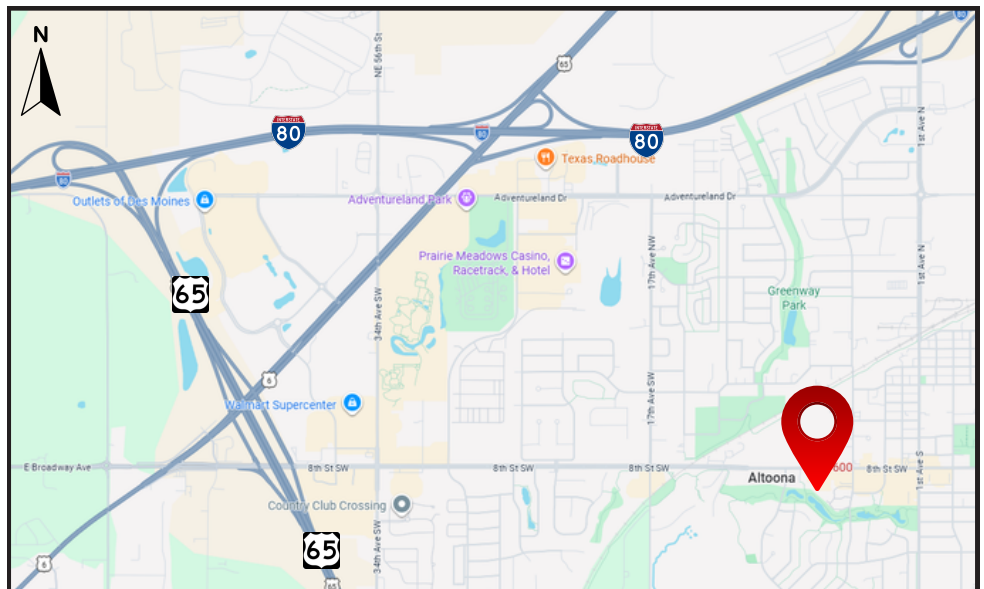
- Direct Visibility & Exposure to 8th St SW Traffic
- Exterior Private Deck for Tenant Exclusive Use
- Building Signage & Monument Signage Available
- Front & Rear Parking Lots



PROPERTY OVERVIEW

Village Square Shopping Center offers an exceptional retail and office opportunity in the heart of Altoona's established commercial corridor. Located at 600-616 8th Street SW, this highly visible neighborhood shopping center benefits from direct frontage on one of the city's primary thoroughfares, with approximately 16,300 vehicles passing daily.

This property is surrounded by established residential neighborhoods and is just minutes from Altoona's major retail, dining, and entertainment destinations, including Hy-Vee, the Outlets of Des Moines, Adventureland, and Prairie Meadows. Altoona continues to experience strong residential and commercial growth, making Village Square Shopping Center an outstanding location for businesses looking to serve one of Central Iowa's fastest-growing communities.



**MICHAEL
BILLINGS**

515-664-6559

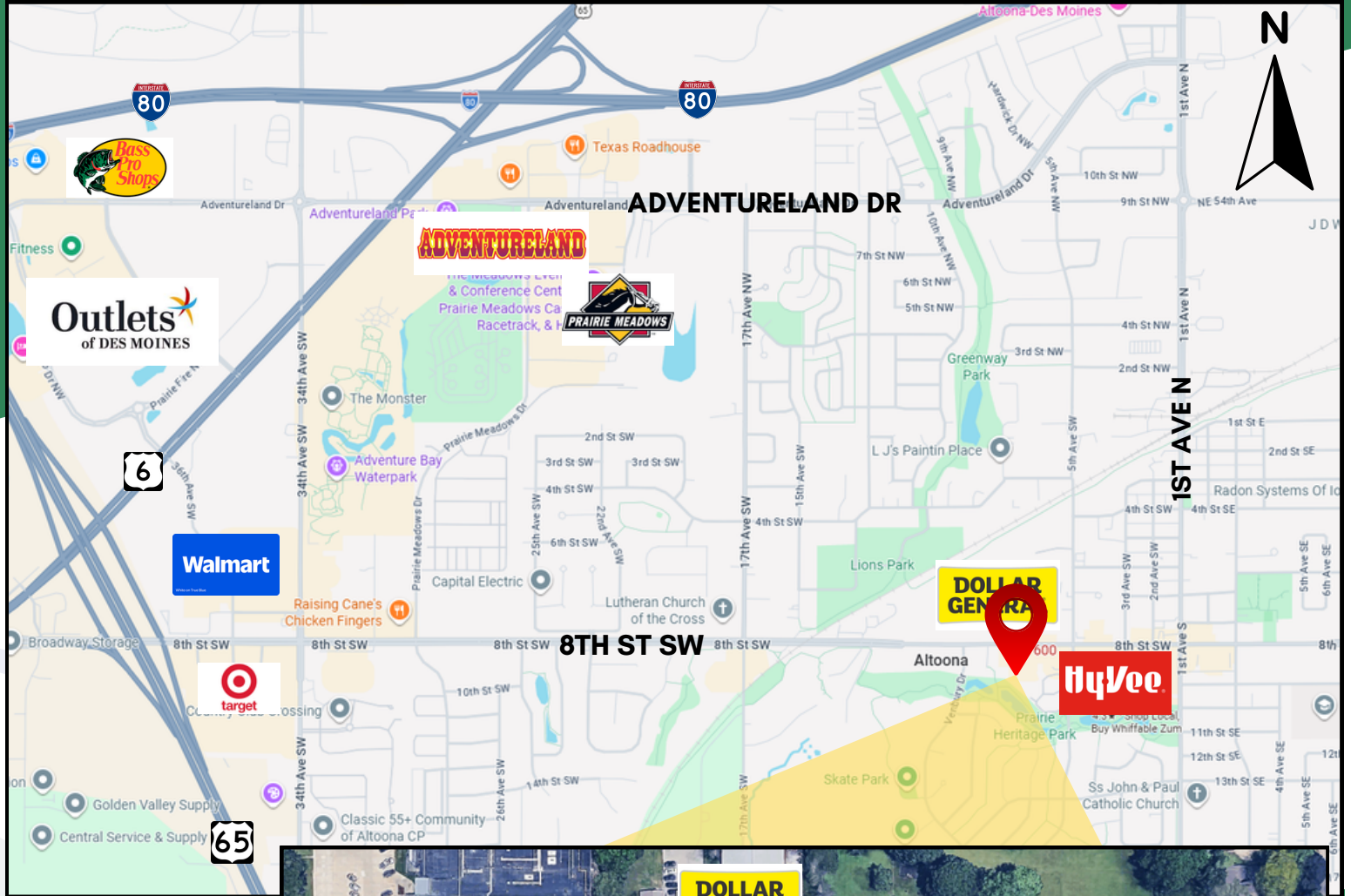
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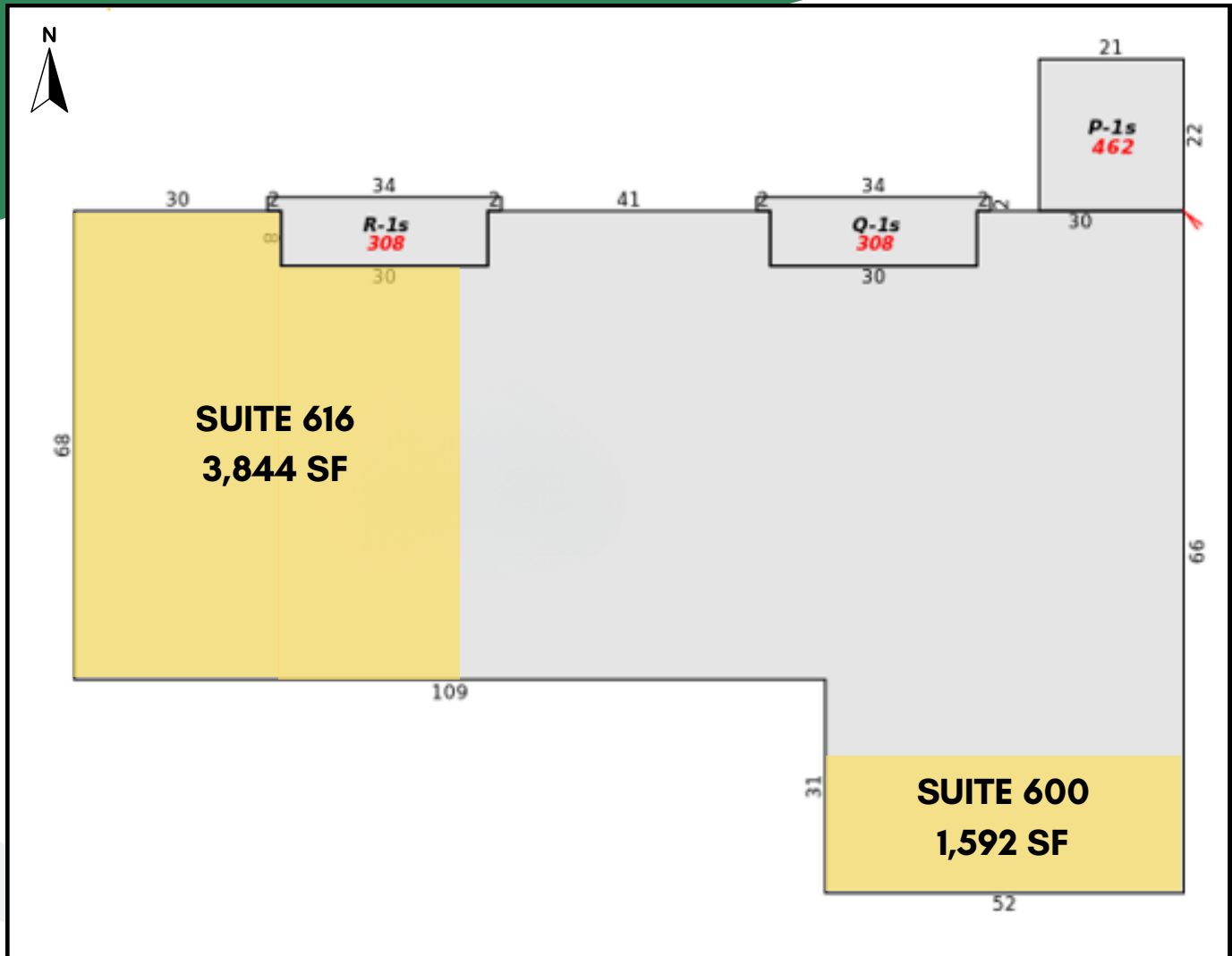
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