

# 302 E TRAIL RIDGE AVENUE

INDIANOLA, IOWA

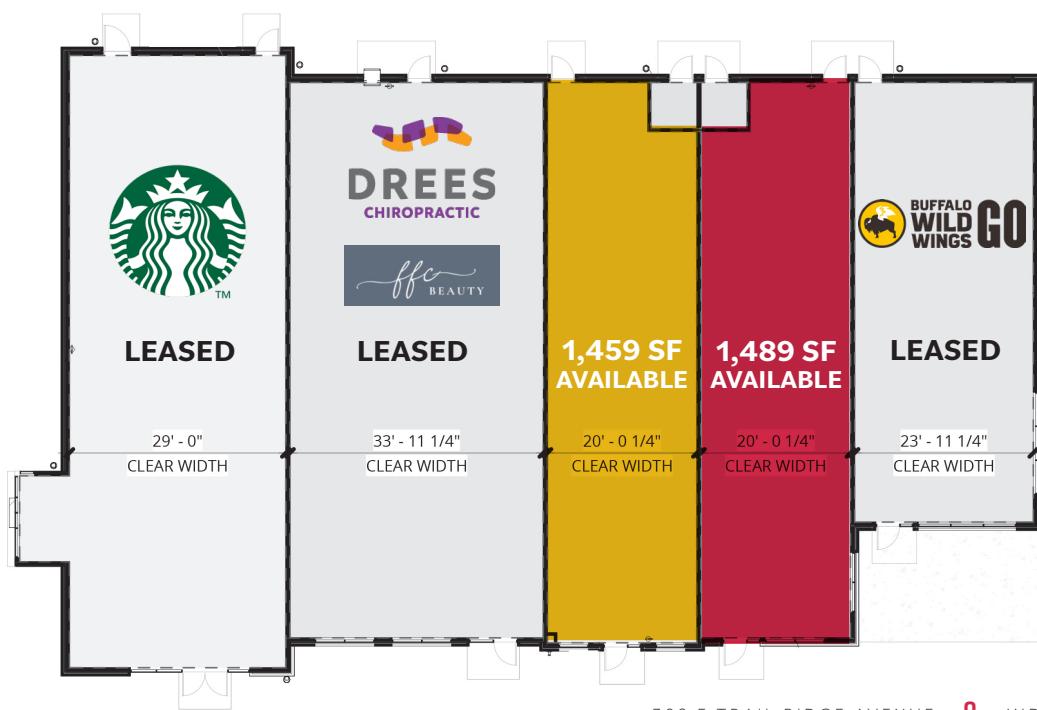
## NEW RETAIL SPACE



CBRE



FLOOR PLAN



## PROPERTY HIGHLIGHTS

<b>Available Space</b>	1,459 - 2,948 SF
<b>Lease Rate</b>	\$30.00 / SF
<b>Tenant Improvement Allowance</b>	Negotiable
<b>Traffic Counts</b>	41,065 Vehicles Per Day

Newly built retail/office space, ranging from 1,459 to 2,948 SF, located within the quickly growing community of Indianola. With high visibility and traffic just off of N Jefferson Way the property offers modern and versatile spaces that can be customized to fit your business needs.

# SURROUNDING AREA AMENITIES



# INDIANOLA

Discover Indianola, Iowa: Where community, wellness, and innovation thrive. Indianola is a vibrant and forward-thinking city nestled in the heart of Warren County. Known for its small-town charm and big-city vision, Indianola is rapidly becoming a hub for wellness, innovation, and community-centered growth. Home to the prestigious Simpson College, the city buzzes with energy year-round. Additionally, the City of Indianola is rapidly growing with new commercial and residential developments.



**The Indianola Fieldhouse:** The new Indianola Fieldhouse will be a 28,000 square foot building that will be the base for youth sports within Warren County. It is estimated to bring thousands of visitors each week. In addition, to the original three-court basketball facility there will be room to add three or four more courts as needed. There is also potential to add a turf field complex that could host baseball, softball, and soccer, along with an assortment of other commercial projects.

**Residential & Commercial Growth:** Plans are underway for new housing developments, retail spaces, and mixed-use projects that will bring fresh energy and opportunity to the area. To meet the increasing demand for housing, Indianola will be gaining almost 500 new homes in the next few years as part of a series of new housing developments including: Deer Run Development, Emerald Bay, Kentucky Ridge Townhomes, Schoolyard Townhomes, Wesley Retirement Services, and more.

Another monumental project underway is the nearly \$100 million renovation of Indianola High School. The investment in the future generations of Indianola is expected to be completed by 2028. The project will expand the school capacity to up to 3,500 students with a focus on world-class learning environments.



# WARREN COUNTY DEMOGRAPHICS

**56,392**

2024 Population

**20,251**

2025-2050  
Indianola Projected Population Growth

**\$111,459**

2024 Average Household Income

**\$327,002**

2024 Average Value of Owner Occupied Homes

**'BY 2050, INDIANOLA IS PROJECTED TO ADD 3,202 HOUSEHOLDS.'**

**-INDIANOLA HOUSING STUDY**



# IOWA SUNS FIELDHOUSE



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