



PROPERTY FEATURES:

- **For Lease: \$28/SF/NNN**
- Building Size: 21,320 SF
- Available space: 1,496 SF to 4,488 SF
- 126 parking stalls, 5 stalls per 1,000 SF
- Neighboring businesses: Hy-Vee, Arby's, Culvers, Jiffy Lube, Hy-Vee Fast N Fresh, McDonalds, Aldi, Menards, Walmart, Panera, Starbucks, Freddy's, Sports Clips, GreenState Credit Union, Chipotle, Papa John's, and Tru By Hilton
- Tenant Improvement Allowance Available
- Excellent visibility from 1st Street, the main road going through the city of Grimes
- Located by the main entry to the GrimesPlex, which consists of 13 full sized soccer fields, 16 baseball/softball fields, and is expected to bring in over 1,000,000 visitors per year
- Total population in 2026:
1 mile 9,645 | 3 miles 31,785 | 5 miles 75,114
- Median Income in 2026:
1 mile \$103,506 | 3 miles \$120,079 | 5 miles \$117,812

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