

RETAIL SPACE FOR SUBLEASE



2420 LINCOLN WAY SUITE 104 | AMES, IA

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14,333 RENTABLE SF

\$20.00/SF NNN

SUBLEASE THROUGH 1/31/36

SPACE HIGHLIGHTS

- Attractive retail space available for sublease
- Located on the corner of Lincoln Way & Welch Ave
- CAM 2023: \$8.92



LOCATION

AMES, IA

IOWA STATE
UNIVERSITY
CAMPUS

Helser Residence Hall

Godfather's Pizza

Union Dr

Lake LaVerne

Union Dr

Morrill Rd

PANDA EXPRESS
GOURMET CHINESE FOOD

Godfather's Pizza

CVS pharmacy

Freddy's
STEAKBURGERS

2420
Lincoln
Way

E41

LINCOLN WAY 17,800 VPD

E41

E41

usbank

Hayward

Welch Ave

Stanton Ave

Lynn Ave

POTBELLY
SANDWICH SHOP

Starbucks

DUNKIN'

SUBWAY

BLAZE PIZZA

Chamberlain St

Chamberlain St

Stanton Ave

JJ
TIMMY JONES
SANDWICHES

Chamberlain Pl

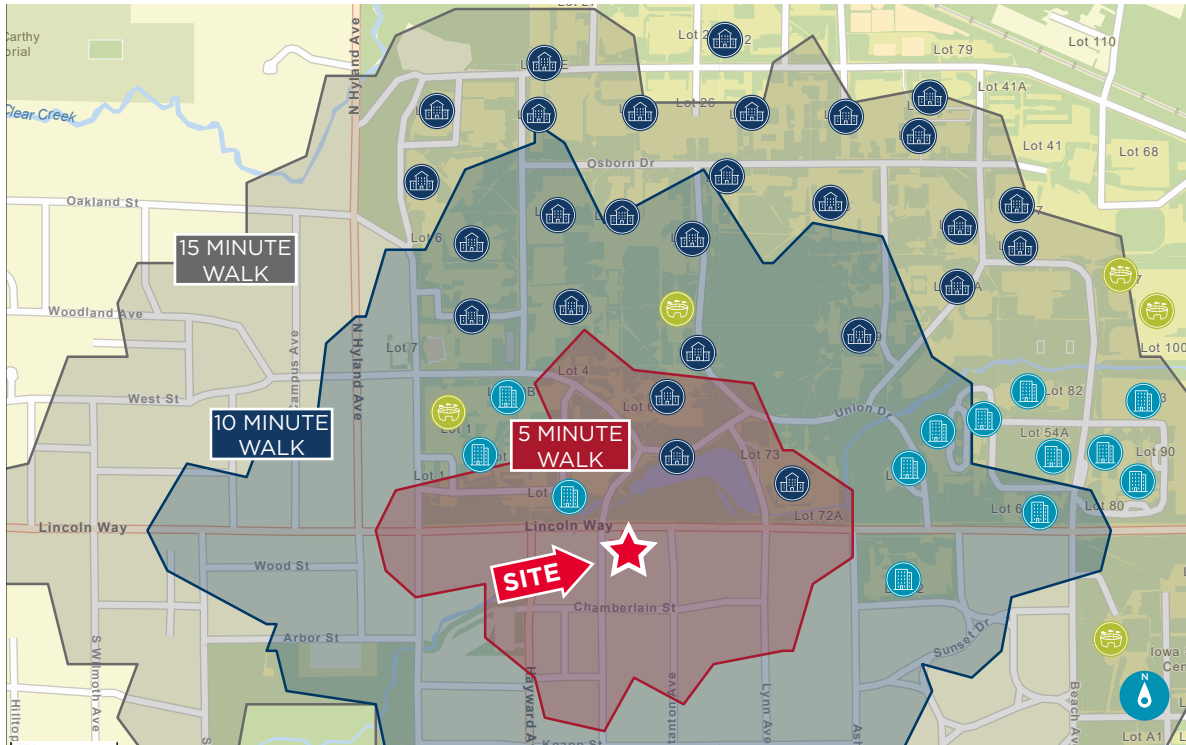
Kum & Go

Hunt St



LOCATION

IOWA STATE UNIVERSITY



With 30,177 students enrolled for the 2023-24 school year and approximately 2,000 faculty members, Iowa State University offers ample opportunities for a thriving business in this location.



LOCATED WITHIN MINUTES OF THE ISU CAMPUS
MAP LEGEND:

- Campus/education facility
- Stadium/Arena/Sports Facility
- Residential Hall

Demographics	1 Mile	3 Mile	5 Mile
Population	20,126	66,024	71,750
Median HH Income	\$32,200	\$55,538	\$57,089





**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

CONTACT

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