

Duff Plaza

New Retail Buildings

S 16th Street & Buckeye Avenue
Ames, Iowa 50010
www.cbre.com/desmoines

New construction, small shop Class A retail spaces available for lease in Ames premier retail location with unmatched co-tenancy. Now leasing for Q4 2024/Q1 2025 occupancy.

The property is located in the major retail corridor at Duff Avenue. The corridor includes major retailers and restaurants such as Best Buy, Target, Walmart and Sam's Club.

Ames is located in central Iowa, 30 miles north of Des Moines. The population is over 69,000 persons. Iowa State University is home to over 30,000 students.

Available Space

+ 1,400 - 7,025 SF

+ End-cap with drive-thru available

+ Join The Buckle, Milan Laser Hair Removal, and HOTWORX in the new construction retail center on Pad C

Lease Rate

+ Lease Rate: Negotiable

+ Ownership will consider a land Lease or Built-to-Suit as well



Site Plan



Property Details

- + Located immediately west of South Duff Avenue
- + Other Co-Tenants includes: Home Goods, Ulta, Five Below, Pet Smart, Old Navy, TJ Maxx, Buff City Soap, Rally House & Skechers
- + Construction to begin in early 2024
- + Shared parking throughout development
- + Can accommodate freestanding building with drive-thru

Elevations/Floor Plan



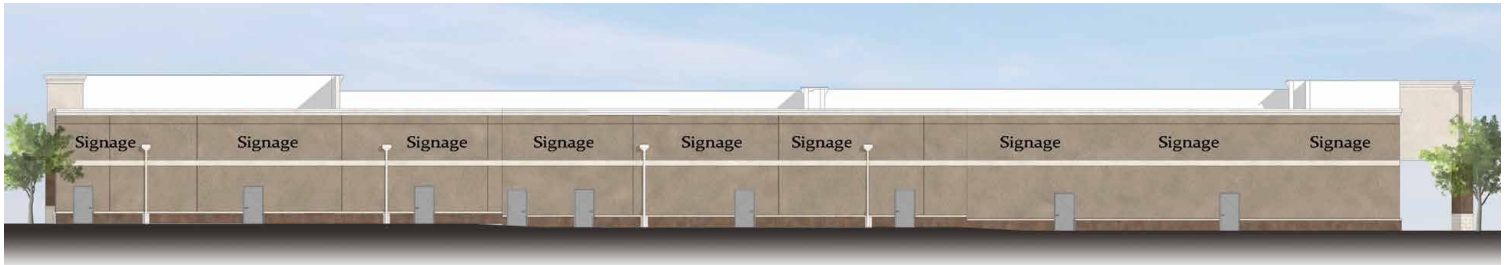
Building C | North Elevation



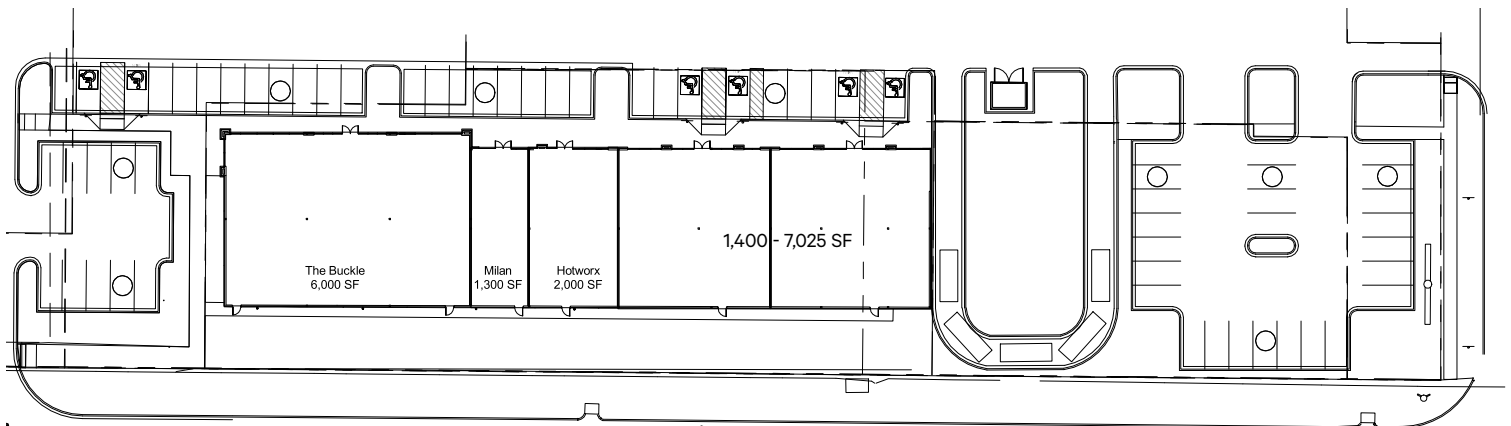
Building C | West Elevation



Building C | East Elevation



Building C | South Elevation



Building C | Floorplan

Area Amenities

- + Downtown Ames has unique shops, independent restaurants, a thriving farmers' market, festivals, and more.
- + Walk or bike around Ada Hayden Heritage Park's pristine lake, or discover your favorite outdoor adventure at Ledges State Park or McFarland Park.
- + Reiman Gardens - 17-acre botanical garden features a butterfly wing, conservatory, rose garden, and seasonal events.
- + Breweries and taverns, local coffee shops, Prairie Moon Winery, and Little Woods Herbal tea shop.
- + Home of Iowa State University
- + Major employers in the city include the largest federal animal disease center in the U.S., National Veterinary Services Laboratory, Iowa State University, Mary Greeley Hospital and McFarland Clinic. Other employers include Danfoss Power Solutions, 3M, Barilla Pasta and the Iowa Department of Transportation.

CyTown:

- + Nations First Multi-Use District on a college campus.
 - Retail
 - Food & Beverage
 - Entertainment
 - Office
 - Medical
 - Hotel
 - Fitness
 - Residential
 - Civic Space
 - Recreational Space
- + Between Jack Trice Stadium & Hilton Coliseum
- + Total project land area approximately 40 acres
- + Project to be built in phases with deliveries starting Fall 2025
- + "CYTown will create a vibrant entertainment district that runs from campus through the Iowa State Center to the ISU Research Park. This new addition will be a game-changer for the Ames community, providing new amenities to students, faculty, staff, residents, visitors, and fans."

Ames Rankings & Demographics

- + No.3 on the list of 5 College Towns to Live in After Graduation (Livability, 2023)
- + No 3 Best Small Cities for Small Businesses (VerizonSpecials.com, 2023)
- + One of the Top 100 Best Places to Live (Livability, 2022)
- + No. 32 Most Educated Cities in the Country (24/7 Wall Street, 2022)
- + River Town of the Year (Iowa Rivers Revival, 2021)
- + No. 110 Best States to Retire in 2021 (MoneyRates, 2021)
- + No. 5 Best Iowa High Schools (US News & World Report, 2021)
- + No. 21 Most Livable College Towns (SmartAsset, 2021)
- + No. 22 Top Cities for Shorter, Better-Paid Hours (RewardExpert, 2021)
- + No. 6 10 Best College Towns in America (BestColleges, 2023)

Demographics 2024	1-Mile	3 Mile	5-Mile
Population	5,865	45,613	71,117
Daytime Population	11,755	62,461	79,726
Median Age	24.4	23.6	24.7
Average Household Income	\$57,315	\$81,228	\$91,905

Location



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