

# NOW LEASING!



## Hope Plaza II

825 NE Gateway Dr.  
Grimes, Iowa 50111

### Property Overview

Hope Plaza II is a new construction retail strip center in Grimes, IA conveniently located off heavily trafficked HWY 141 and just east of GrimesPlex, a new 50-acre synthetic turf multi-sport complex located in Hope District. GrimesPlex is estimated to draw 1.5 million visitors per year. Hope District, currently under construction, will boast a 200-acre multi use entertainment district that will include retail, restaurants, and hotels. The strip center is being offered for lease or for sale. Current tenants include Caribou Coffee, Papa John's, Iris & Ray's Eye Attic, and The Iowa Clinic.

### Property Highlights

- For Sale: Call Broker
- For Lease: \$22.00/SF/NNN
- Lot Size: 3.12 acres
- Bay sizes:  $\pm$ 1,600 SF
- 2025 OPEX: estimated - Call Broker
- Generous TI Allowance
- Monument Signage Available
- VPD: HWY 141 - 22,000 (2021)

### For More Information

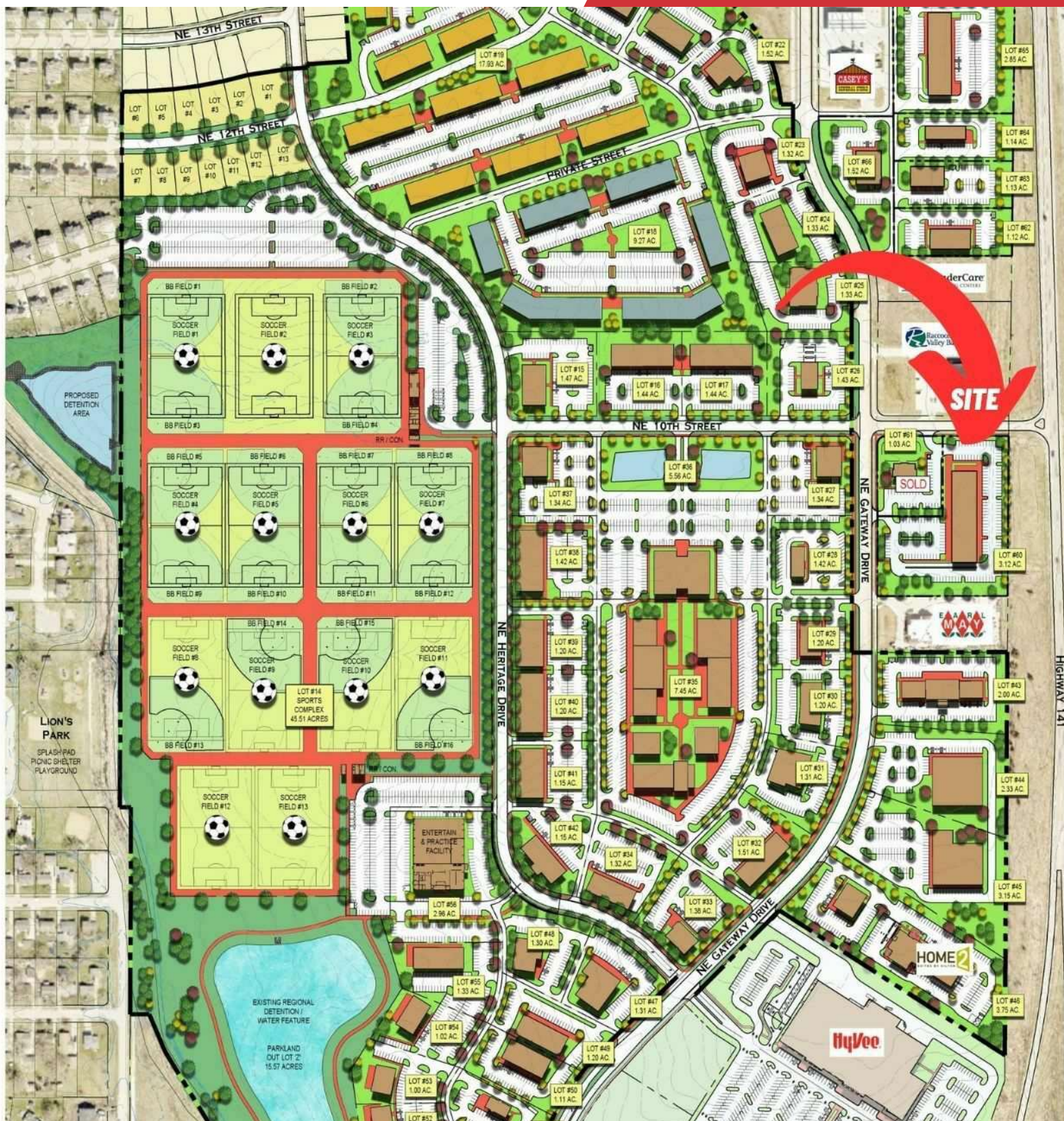
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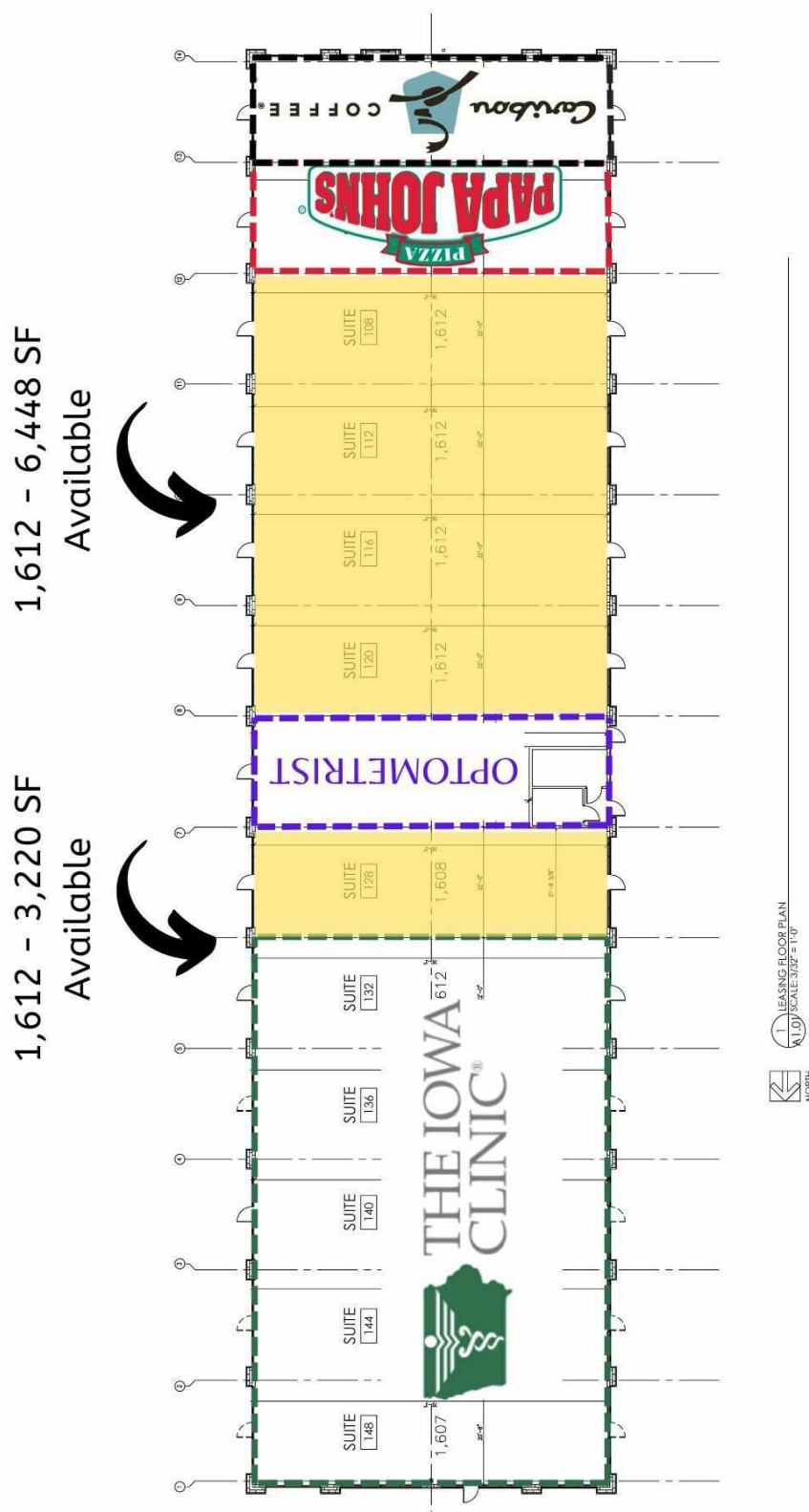




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## KEY FACTS

69,420

Population



2.6

Average Household Size

37.8

Median Age

\$103,459

Median Household Income

## EDUCATION

2%

No High School Diploma



18%

High School Graduate



27%

Some College



52%

Bachelor's/Grad/Prof Degree

## BUSINESS



2,160

Total Businesses



35,075

Total Employees

## EMPLOYMENT



80%

White Collar



12%

Blue Collar



8%

Services

2.3%

Unemployment Rate

## INCOME



\$103,459

Median Household Income



\$49,843

Per Capita Income



\$320,566

Median Net Worth

## Households By Income

The largest group: \$100,000 - \$149,999 (23.3%)

The smallest group: <\$15,000 (2.1%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 2.1%  | -4.0% |  |
| \$15,000 - \$24,999   | 3.2%  | -2.4% |  |
| \$25,000 - \$34,999   | 4.4%  | -4.0% |  |
| \$35,000 - \$49,999   | 8.4%  | -4.6% |  |
| \$50,000 - \$74,999   | 15.1% | -4.4% |  |
| \$75,000 - \$99,999   | 14.2% | +0.7% |  |
| \$100,000 - \$149,999 | 23.3% | +5.4% |  |
| \$150,000 - \$199,999 | 15.6% | +6.5% |  |
| \$200,000+            | 13.6% | +6.7% |  |

Bars show deviation from Polk County