



iowa
ORTHODONTIC
SOLUTIONS

7180

iowa
ORTHODONTIC
SOLUTIONS

FOR LEASE

7180 HICKMAN ROAD
WINDSOR HEIGHTS, IA 50324

Brandon Fitz
Senior Associate
+1 319 400 0202
bfitz@iowaca.com

Jordan Bouslog
Senior Associate
+1 515 402 9131
jbouslog@iowaca.com

Mark E. Timmins, J.D.
Senior Associate
+1 515 988 2765
mtimmings@iowaca.com

CUSHMAN & WAKEFIELD IOWA COMMERCIAL ADVISORS
3737 WOODLAND AVE, SUITE 100
WEST DES MOINES, IA 50266
+1 515 309 4002 | IOWACOMMERCIALADVISORS.COM

7180 HICKMAN ROAD

WINDSOR HEIGHTS, IA 50324



FOR LEASE

MAIN LEVEL: 1,640 SF

LOWER LEVEL: 1,290 SF

2,930 TOTAL SF AVAILABLE

LEASE RATE: \$18.00 NNN

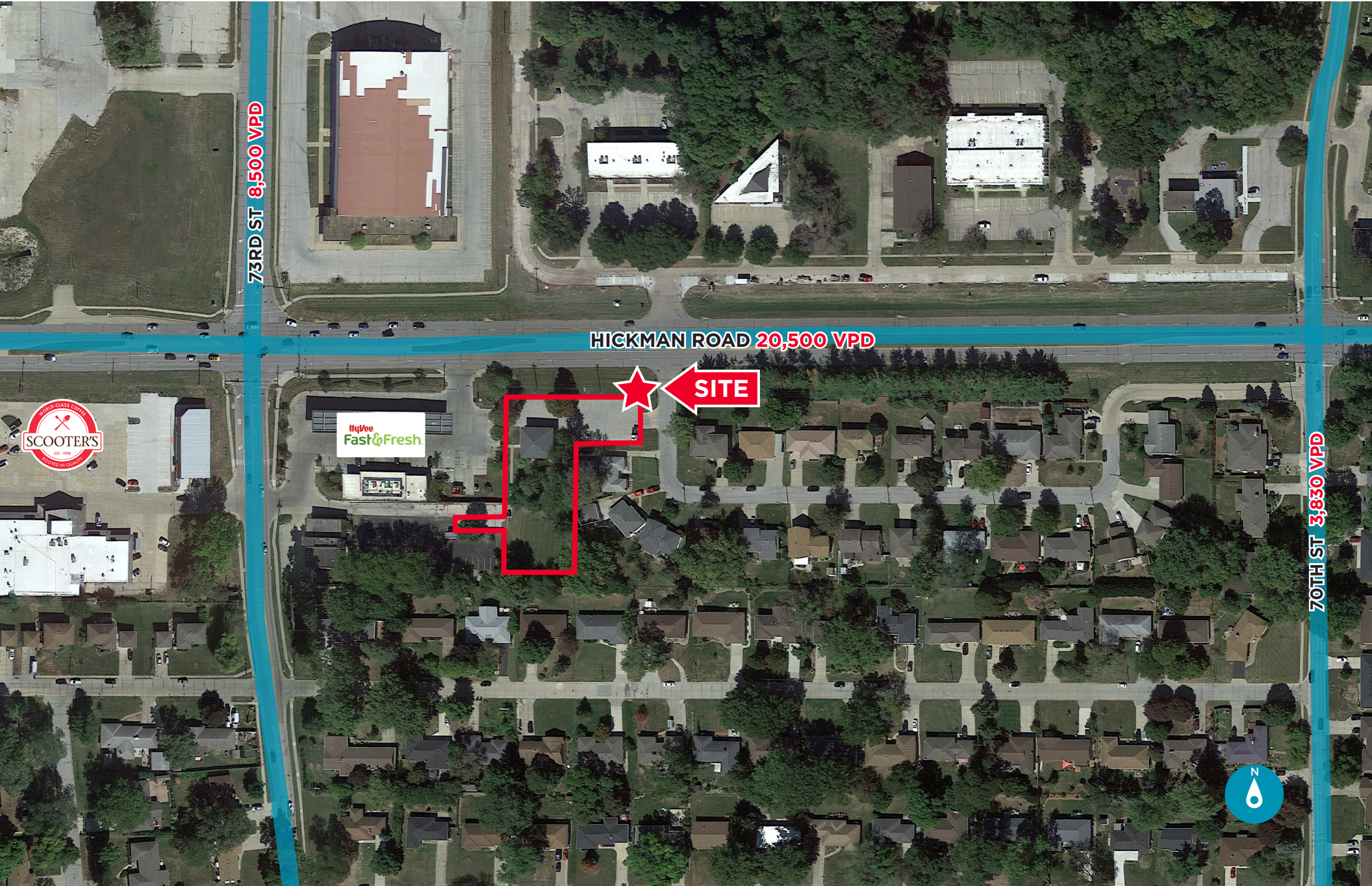
- LAND SIZE: 0.877 AC
- ZONED: COMMUNITY COMMERCIAL DISTRICT
- RENOVATED IN 2015

PROPERTY HIGHLIGHTS

This former orthodontics office features multiple operatories, a dedicated lab area, private offices, and an implant workroom. The layout is ideal for dental or medical use, offering a variety of rooms tailored for treatment and administrative needs.

- Tenant Improvement Allowance: Negotiable
- 26 parking stalls in main lot
- 5 additional staff parking stall on south edge of property





73RD ST 8,500 VPD

HICKMAN ROAD 20,500 VPD

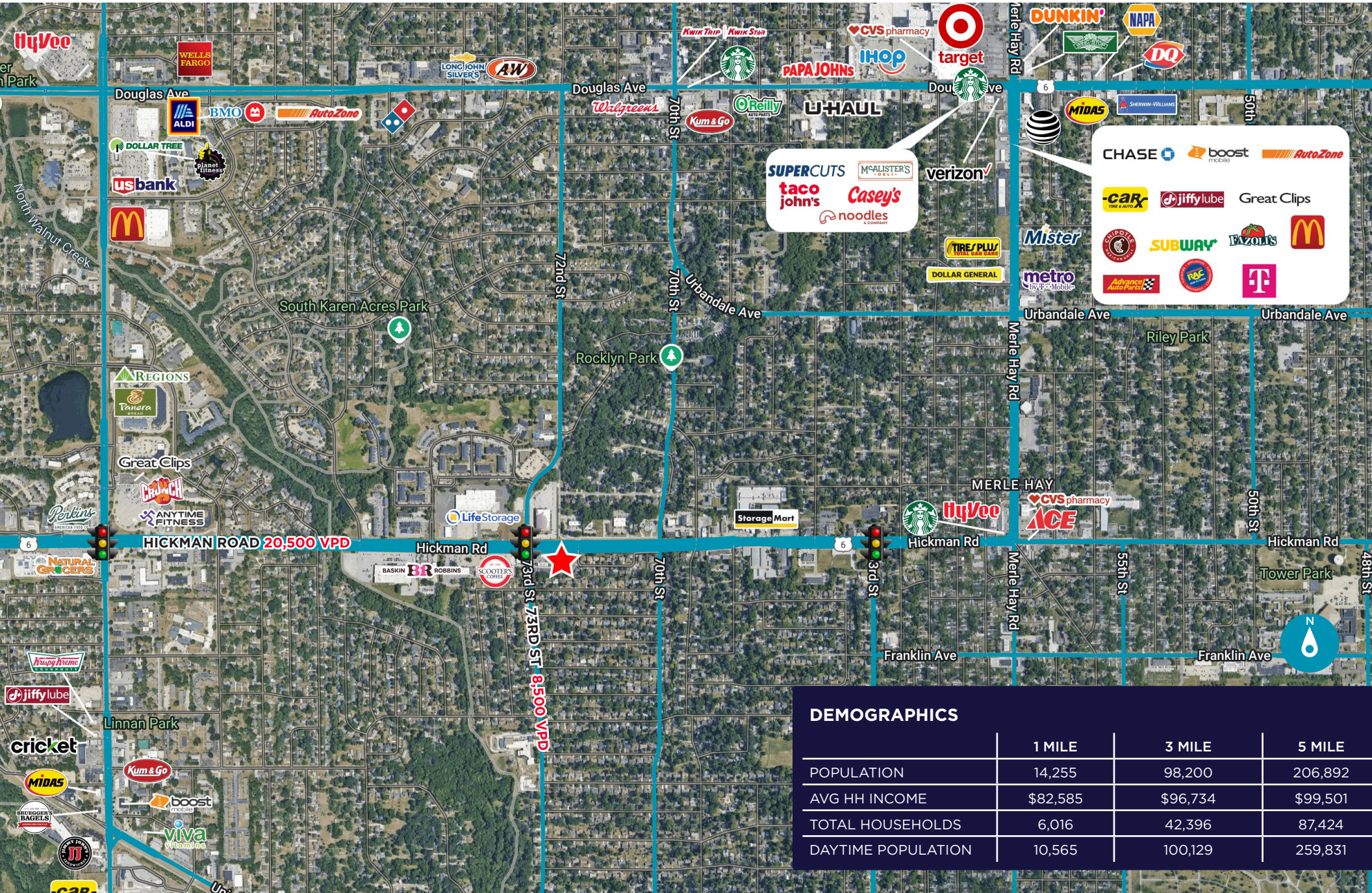
70TH ST 3,830 VPD



Fast & Fresh

SITE





DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	14,255	98,200	206,892
AVG HH INCOME	\$82,585	\$96,734	\$99,501
TOTAL HOUSEHOLDS	6,016	42,396	87,424
DAYTIME POPULATION	10,565	100,129	259,831

PHOTOS





CONTACT

Brandon Fitz
Senior Associate
+1 319 400 0202
bfitz@iowaca.com

Jordan Bouslog
Senior Associate
+1 515 402 9131
jlbouslog@iowaca.com

Mark E. Timmins, J.D.
Senior Associate
+1 515 988 2765
mtimmins@iowaca.com

CUSHMAN & WAKEFIELD IOWA COMMERCIAL ADVISORS
3737 WOODLAND AVE, SUITE 100
WEST DES MOINES, IA 50266
+1 515 309 4002 | IOWACOMMERCIALADVISORS.COM

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.