

RETAIL /RESTAURANT SPACE FOR LEASE

TUSCANY VILLAGE

12001 Douglas Parkway
Urbandale, Iowa 50323

Positioned Just Off
Interstate 35/80 with
Convenient Access to
Both Urbandale and
Grimes

AVAILABLE FOR LEASE

2,800 up to 7,000 SF- Will Divide

Use: Retail/Restaurant

Asking Base Rent: \$14.00 PSF, NNN

Current CAMITs: \$7.05 PSF

KEY FEATURES

- Tenant Improvement Allowance Negotiable
- Grease Interceptor
- Abundant Parking
- Immediate Proximity to the Douglas Avenue/I-80 Interchange
- New Monument Signage Coming
- Exterior Signage Opportunity on Douglas Parkway
- Potential Patio Area

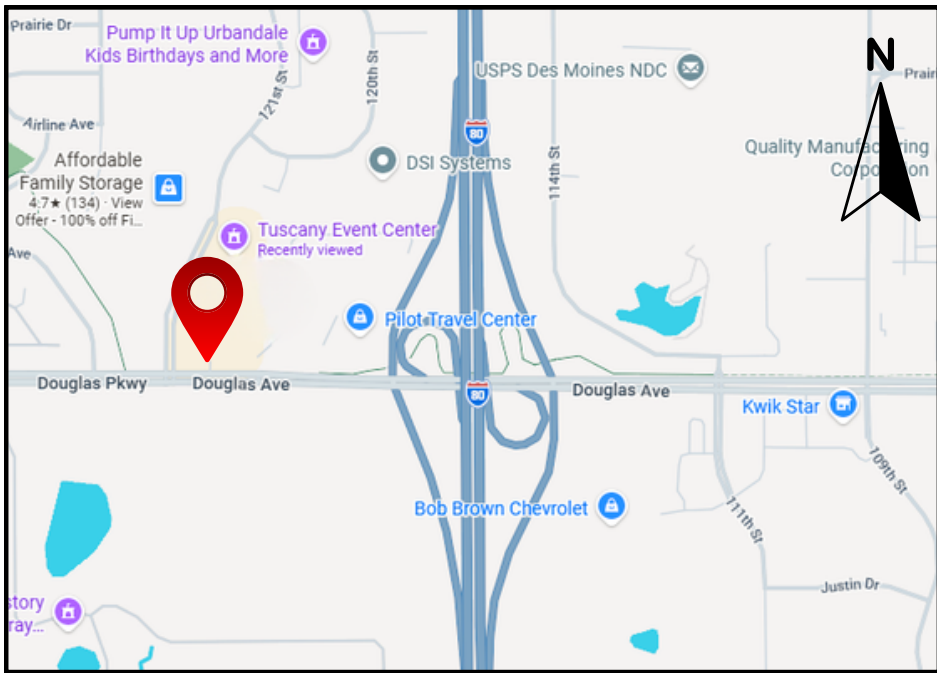


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PROPERTY OVERVIEW

Located in Urbandale, Iowa, this highly visible retail property offers an exceptional opportunity in one of the metro's fastest-growing commercial corridors. Positioned just off Interstate 35/80 with convenient access to both Urbandale and Grimes, the property benefits from strong traffic counts, excellent connectivity, and outstanding visibility. The center features ample parking, flexible suite configurations, and modern retail space suited for a variety of retail, restaurant, fitness, office, or service-oriented users. Surrounded by established businesses, fuel stations, and growing residential development, the property provides businesses with strong exposure and access to a rapidly expanding customer base in the northwest Des Moines metro.



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Additional Features

Proposed Patio

An added feature of the available space is the grassy area located on the south end of the building, offering excellent potential for a future outdoor patio or seating area. This flexible outdoor space could provide an attractive amenity for restaurant, café, or retail users looking to create an inviting environment for customers and employees alike.

Monument Sign

A new monument sign is planned for the property, providing tenants with enhanced visibility and prominent signage exposure along the corridor.

Grease Interceptor

The available space is connected to a grease interceptor and is compliant for food use.



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2,800 SF

Minimum divisible is 2,800 SF
but can consider sizes larger
than 2,800 SF (e.g. 3,000 SF,
3,200 SF, etc.)

4,200 SF

South End Cap-
Potential Patio Area

DOUGLAS
AVE

121ST ST

Available Space is 7,000 SF
Floor plan reflects proposed division



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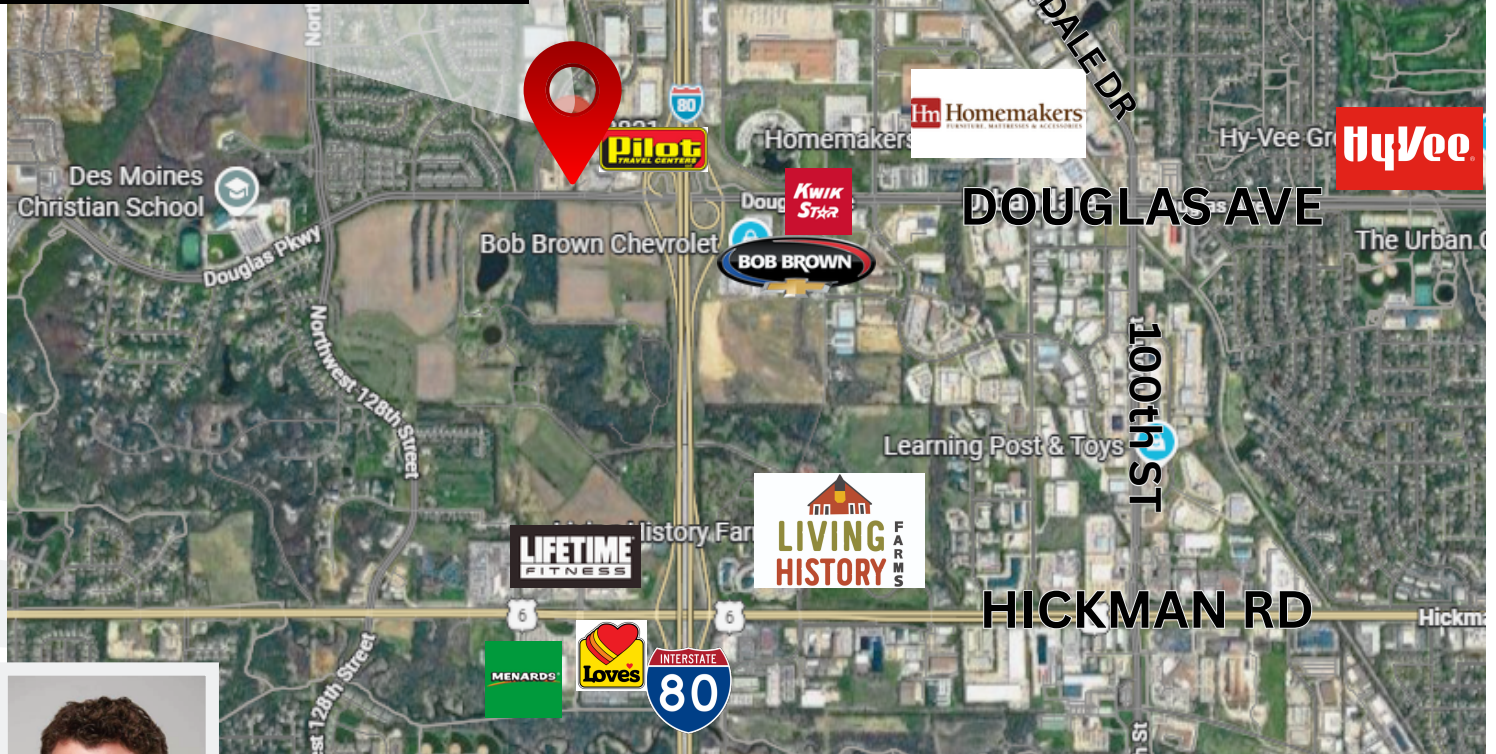
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