

# Prairie Cove

3160 8th St SW  
Altoona, IA 50009

## Retail Space

Small shop retail space available in prime location in Altoona's 8th Street SW retail corridor. Altoona has become a prominent entertainment center in Iowa being home to Bass Pro Shops, Adventureland, and Outlets of Des Moines.

### Available Space

- + Suite J: 1,960 SF
- + Available 2/1/2027 (with possible earlier occupancy)

### Lease Rate

- + \$13.00/SF NNN
- + CAMIT: \$8.25/SF
- + Tenant pays separately metered electric, gas and water

### Building Features

- + High profile location near Wal-mart Supercenter, Lowe's, Target and dozens of other retailers
- + Monument signage on 8th Street SW
- + Affordable lease rates in one of Des Moines' prime retail corridors
- + Traffic Counts:
  - 8th Street SW: 22,700 vehicles per day



## Contact Us

### Bill Wright

Senior Vice President  
+1 515 210 3050  
bill.wright2@cbre.com  
Licensed in the State of Iowa.

### Chris Pendroy, CCIM, SIOR

Senior Vice President  
+1 515 402 6600  
chris.pendroy@cbre.com  
Licensed in the State of Iowa.

### Grant Wright, CCIM

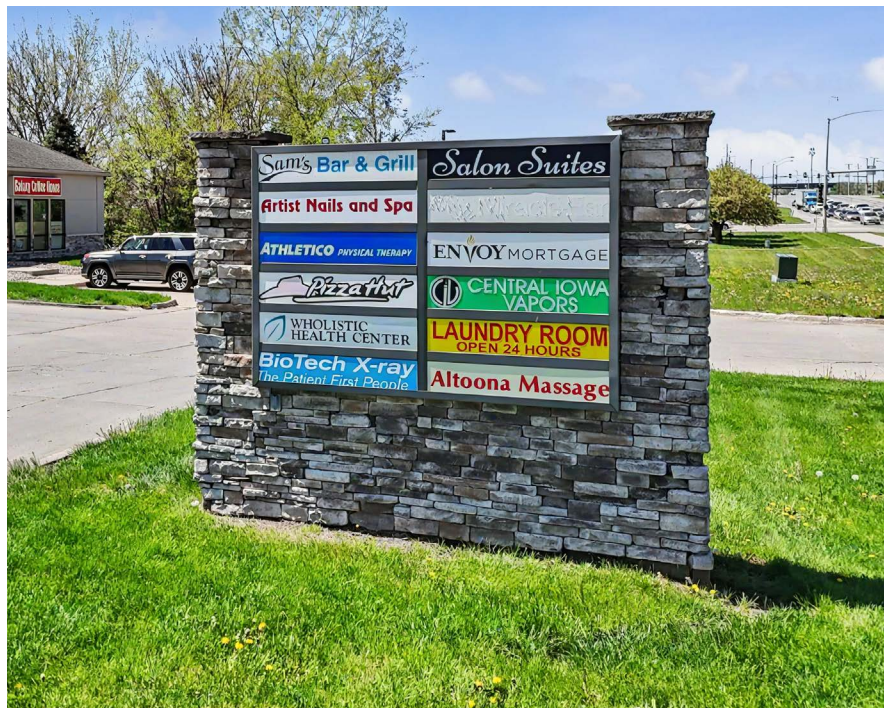
Senior Vice President  
+1 515 745 5113  
grant.wright@cbre.com  
Licensed in the State of Iowa.

### Dakota Little

Senior Associate  
+1 515 745 4378  
dakota.little@cbre.com  
Licensed in the State of Iowa.

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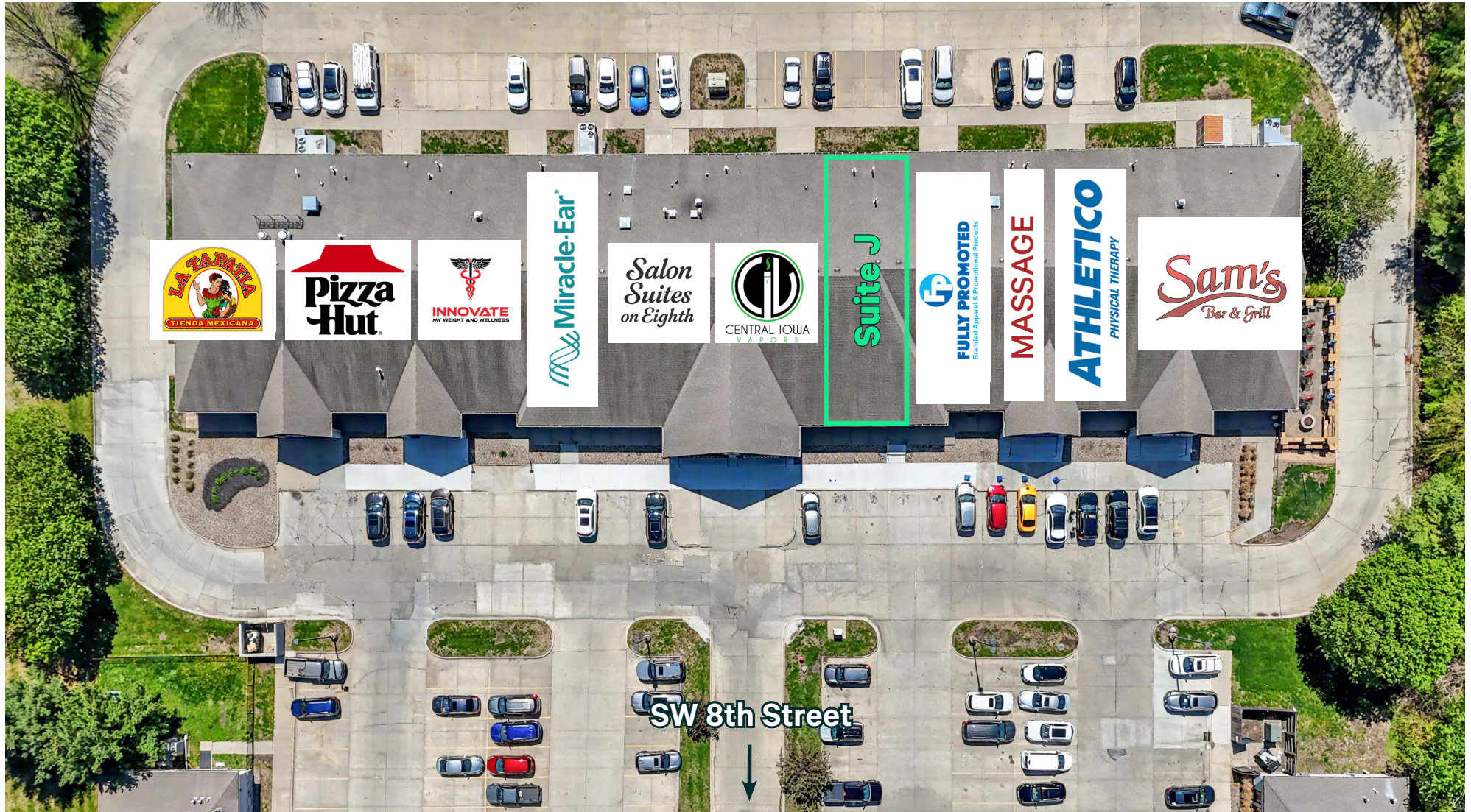
For Lease



# Suite J

- + Suite Size: 1,960 SF
- + Lease Rate: \$13.00/SF NNN
- + CAMIT: \$8.25/SF

# Lease Plan



# Location



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