

FOR SALE

# 5,750 SF RESTAURANT W/ DRIVE THRU

3441 86TH STREET, URBANDALE, IA 50322



**FREESTANDING NNN LEASE INVESTMENT  
WITH MULTI UNIT OPERATOR**

**FOR SALE | RESTAURANT W/ DRIVE THRU**

**Address:** 3441 86th Street, Urbandale, IA 50322

**Building Size:** 5,750 SF

**Land Size:** 1.07 Acres

## **Property Highlights:**

NNN lease investment. Owner is only responsible for the roof replacement which was done in 2025 with a 20 year warranty. Rented at a below market rate with built in steps. Meets all current zoning requirements via ample parking field.

- **Municipality:** Urbandale, Iowa
- **Deal Highlights:**
  - 5,750 SF on 1.07 acres with ample parking
  - Aggressive rent steps to bring the rent to market rate (currently below market)
  - Asking cap rate 8.25%
  - Brand new roof in 2025 with 20-year warranty
  - Successful property tax reduction also in 2025 to ensure tenants sustained profitability
  - Multi unit operator with three in Iowa and Kansas coming soon
- **Traffic Counts:** 22,000
- 103,500 dollars annually in NNN Rent



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# MARKET AERIAL



	1 Mile	3 Miles	5 Miles
Population	12,037	75,789	198,055
Median HH Income	\$67,960	\$75,736	\$79,084
Average HH Income	\$94,006	\$104,967	\$113,004



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