

Country Club Village

12871 University Avenue,
Clive, Iowa 50325



Property Description

This former salon space is available for lease on University Avenue in Clive, Iowa, offering a convenient and visible location along a highly traveled corridor. The area experiences consistent traffic throughout the day and is surrounded by a blend of office, medical, retail, dining, and service establishments. With existing salon infrastructure in place, the space is adaptable for a variety of uses. Ample on-site parking and proximity to major intersections and I-35/80 further enhance the convenience for both customers and staff.

Available Space

- + Suite 140 - 1,720 SF
- + Salon space build-out

Pricing

- + \$20.00/SF Modified Gross
- + Tenant pays separately metered utilities

Property Features

- + Located near many corporate headquarters & the medical mile (Farm Bureau, Hy-Vee, Mercy Wellness Campus, Unity Point West, and Iowa Clinic).
- + Property is surrounded by strong housing demographics with high household income in immediate area.
- + Ample parking
- + Building signage
- + Co-tenants include Jimmy John's, Zuzap, Board & Brush, A+ Nails, Abundant Health, Cratos Fitness, American Family Insurance, and Beauty Craft.

Site Plan



Demographics

2024 Demographics	1 Mile	3 Mile	5 Mile
Daytime Population	20,912	106,150	199,526
Businesses	750	4,615	8,233
Employees	18,410	72,899	114,645
Average Household Income	\$184,314	\$139,576	\$135,977
Median Age	43.60	36.70	37.50



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For Lease

Location



Contact Us

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