



FLEX SPACE

**FOR LEASE**

3070 104TH STREET  
URBANDALE, IA 50322

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



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

# HIGHLIGHTS

FOR LEASE: \$8.50 PSF NNN  
ESTIMATED OPEX: \$6.11 PSF

## SUITE 3074

- Can be combined with Suite 3076
- 1,000 SF
- Available in 30 days
- 1 Restroom
- 1 Drive-in Door

## SUITE 3076

- 2,000 SF
- Available Immediately
- Open Work Area
- 2 Private Offices
- Drive-in Door

# DEMOGRAPHICS



**200,590**  
**POPULATION**  
Within 5 Mile Radius



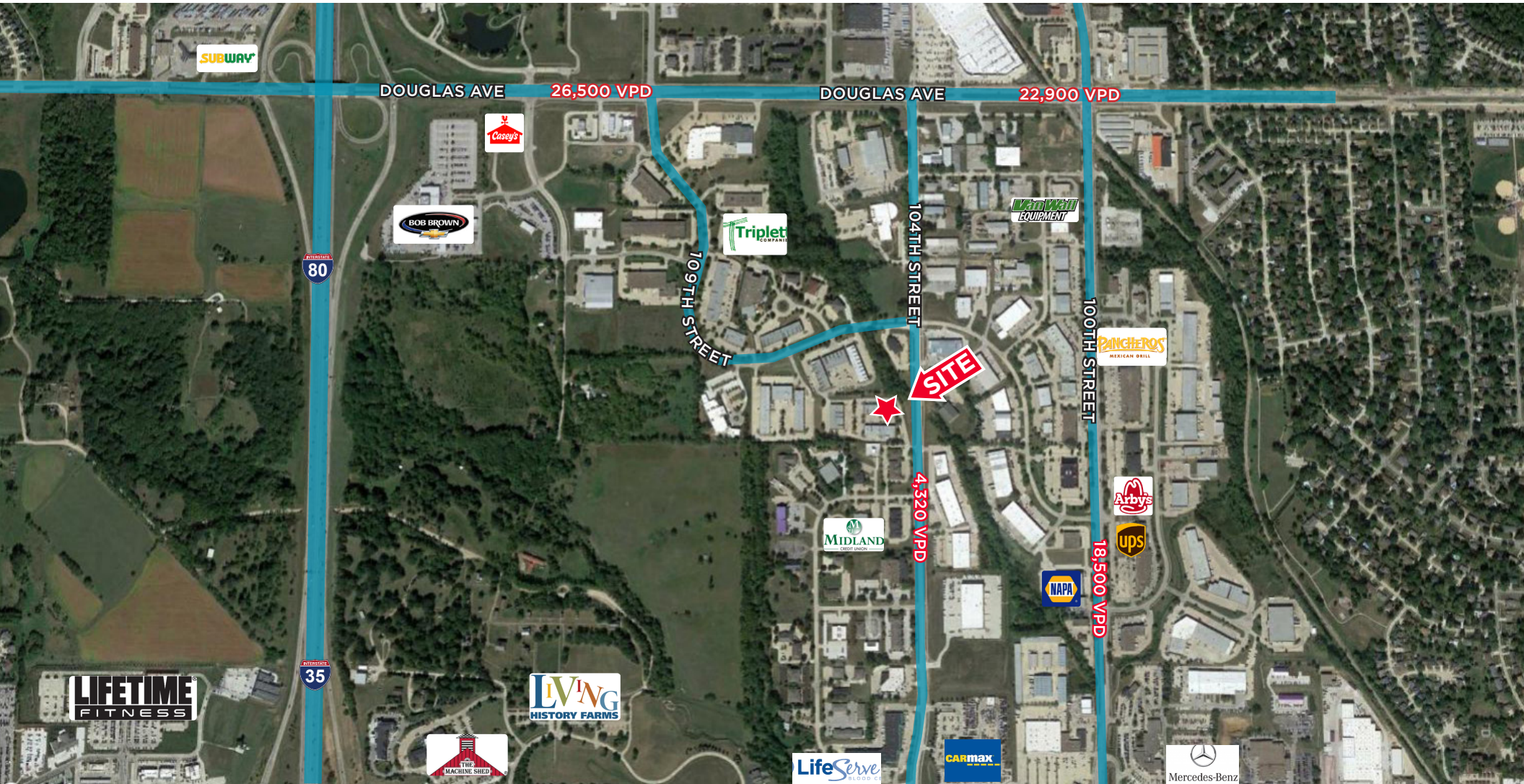
**\$109,412**  
**AVG. HOUSEHOLD INCOME**  
Within 5 Mile Radius

	1 Mile	3 Mile	5 Mile
<b>Population</b>	2,952	64,365	200,590
<b>AVG. HH Income</b>	\$115,461	\$111,194	\$109,412
<b>Households</b>	11,488	94,111	208,416





# AREA MAP



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,952	64,365	200,590
AVG. HH Income	\$115,461	\$111,194	\$109,412
Daytime Population	11,488	94,111	208,416

# LOCATION



## URBANDALE

is a rapidly growing area with ongoing residential and commercial developments, enhancing the potential for business growth.



## CONTACT:

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