



PROPERTY FEATURES:

- **For Sale: \$1,295,000**
- Cap Rate: 6.7%
- New 10-year lease signed with Abelardo's
- Size: 3,123 square foot, stand alone building
- Lot Size: .952 acres
- Property Improvements in the last five years: New HVAC; New Paving in Portions of the Parking Lot; New Roof; New Grease Trap; and Site Plan Updated
- Drive-thru
- 52 parking stalls
- Excellent visibility from E Euclid Avenue
- E 14th Street & E Euclid Avenue VPD: 34,100 (2016)
- Close proximity to Grand View University, with a sports facility planned across the street
- Neighboring Businesses: Hardy's, Quick Trip, Casey's, Subway, McDonalds, Wendy's, KFC, and Taco John's
- Total population in 2026:
1 mile 11,656 | 3 miles 73,783 | 5 miles 177,400
- Median Income in 2026:
1 mile \$52,881 | 3 miles \$54,859 | 5 miles \$60,554

STANBROUGH REALTY COMPANY
2775 86th Street
Urbandale, Iowa 50322
StanbroughRealty.com | 515.334.3345

JEFF STANBROUGH
CCIM, CPM
515.202.6649
Jeff@StanbroughRealty.com

ANDREW MCCUNE
515.402.1642
Andrew@StanbroughRealty.com