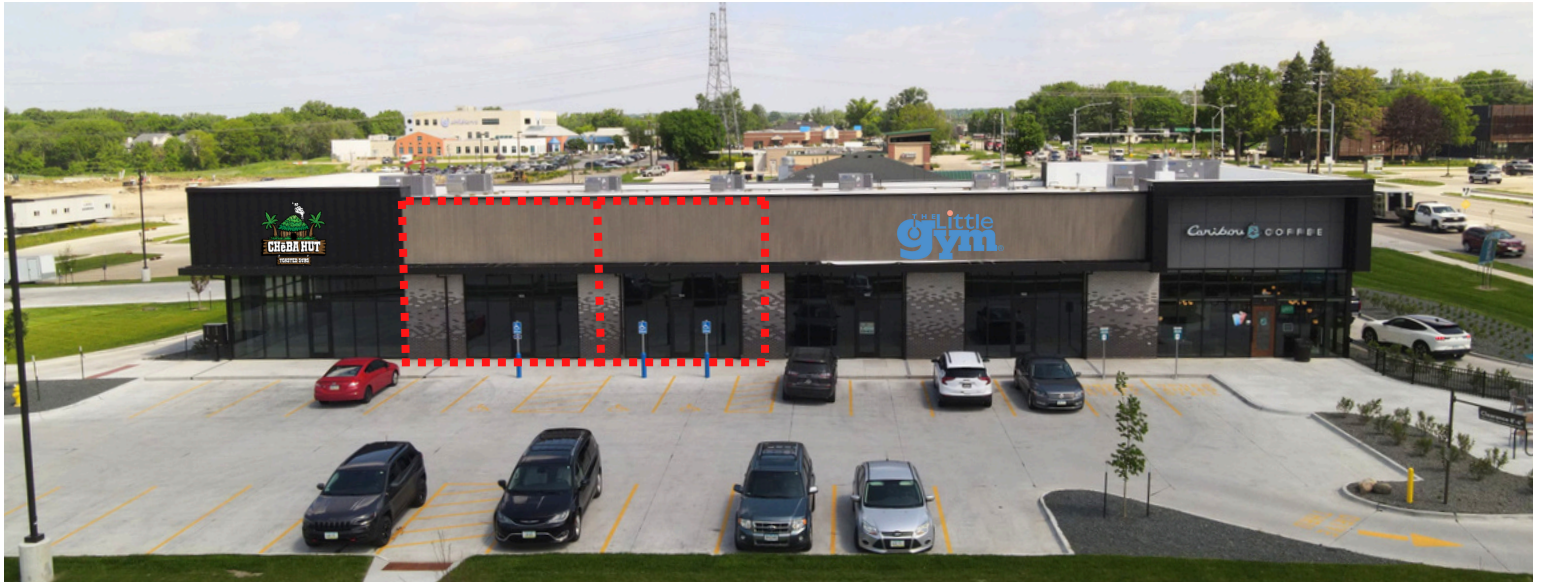


# GATEWAY CROSSING RETAIL DEVELOPMENT

5260 Merle Hay Road, Suites 3 & 4  
Johnston, IA 50131

**FOR LEASE**



## NEW RETAIL SHOPPING CENTER

New construction retail along Merle Hay Road. Outstanding location just off of I-80/35 between the under construction Ignit Sports Complex including a 127 key hotel and the proposed Bombers Entertainment Center. Ideal for physical therapist, chiropractor, nail salon, etc.

- 1,400 - 3,157 SF Available
- Building & Monument Signage
- Good visibility (25,000+ VPD) & access from Merle Hay & I-80/35
- Available immediately
- Base Rent: \$26/sf NNN
- Operating Expenses: Contact Agent
- TI Allowance: Negotiable



## CONTACT

**Ryan D. Siedenburger, CCIM**  
(515) 339-9616 Mobile  
(515) 223-6222 Office  
Ryan@Siedenburger.com

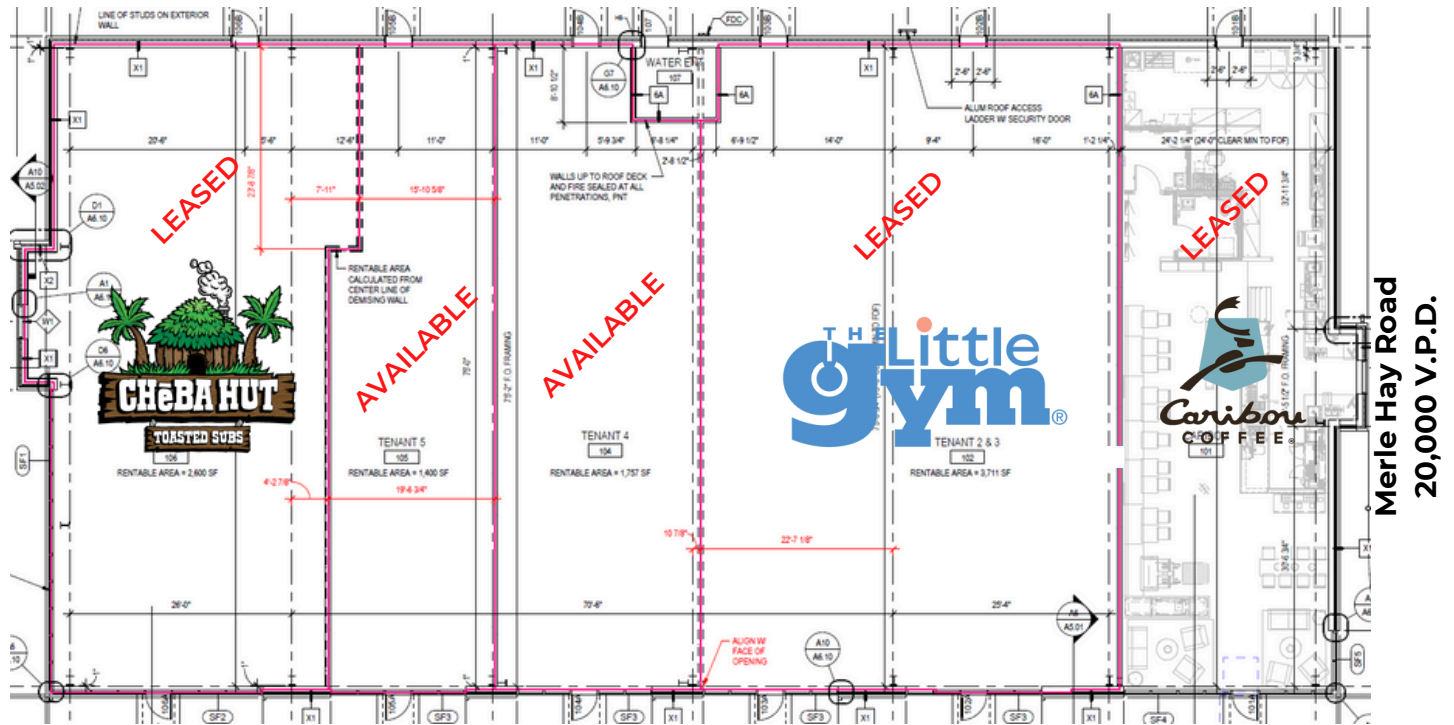


2025 V.3

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Merle Hay Road  
20,000 V.P.D.

