



PROPERTY FEATURES:

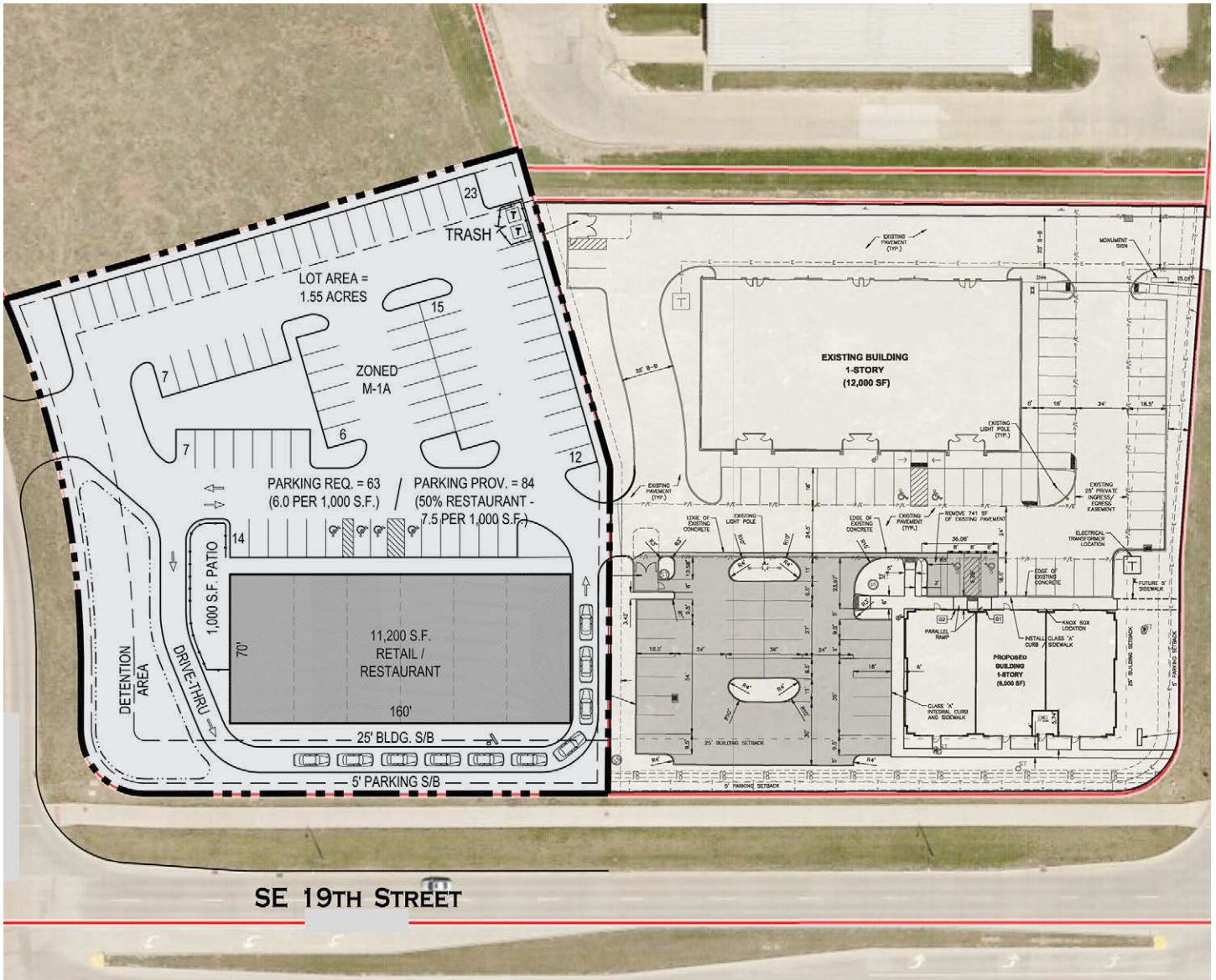
- **Sale Price: \$15/SF/NNN**
Lease Rate: Negotiable
- Size: 1,500 to 11,000 square feet
Lot Size: 1.551 acres
- Tenant Improvement Allowance available
- Neighboring Businesses: Amazon, Elite Edge, Subway, RC Dermatology, Sun Tan City, Buff City Soap, and Maverik
- Building & monument signage available
- Drive-Thru space available
- End-Cap with Patio available
- To be completed summer of 2024
- Traffic Counts (2025):
Highway 141: 50,134 | SE 19th Street: 8,384
- Total population in 2026:
1 mile 8,287 | 3 miles 42,140 | 5 miles 106,535
- Median Income in 2026:
1 mile \$83,325 | 3 miles \$125,554 | 5 miles \$106,544

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

1881 SE Princeton Point Drive
GRIMES | IOWA



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