



OFFERING SUMMARY

Lease Rate:	Call Agent
Building Size:	67,051 SF
Lot Size:	8 Acres
Renovated:	2000
Zoning:	C-2
NW 86th St & NW 54th Ave:	34,600 VPD
Interstate 35/80:	94,000 VPD

LOCATION OVERVIEW

Unique opportunity to sublease the Former Price Chopper at the prominent corner of 86th St and NW 54th Ave. This strategic regional location, is only blocks away from I-35/80, therefore it is easily accessed from the entire Des Moines area.

PROPERTY HIGHLIGHTS

- Property Features: Vaulted ceiling, mezzanine, 2 offices, conference room, 2 exterior dock doors, former bank space in suite
- Ideal demographics - affluent suburban families, young professionals
- Convenient access to I-35/80
- Close proximity to 25,000 daytime employees at Corteva Agriscience, John Deere Financial, Rain and Hail, Delta Dental, John Deere ISG and Iowa Banker's Association.



FORMER PRICE CHOPPER

5440 NW 86th St Johnston, IA 50131



LOCATECRE.COM

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JOHNSTON, IA 50131

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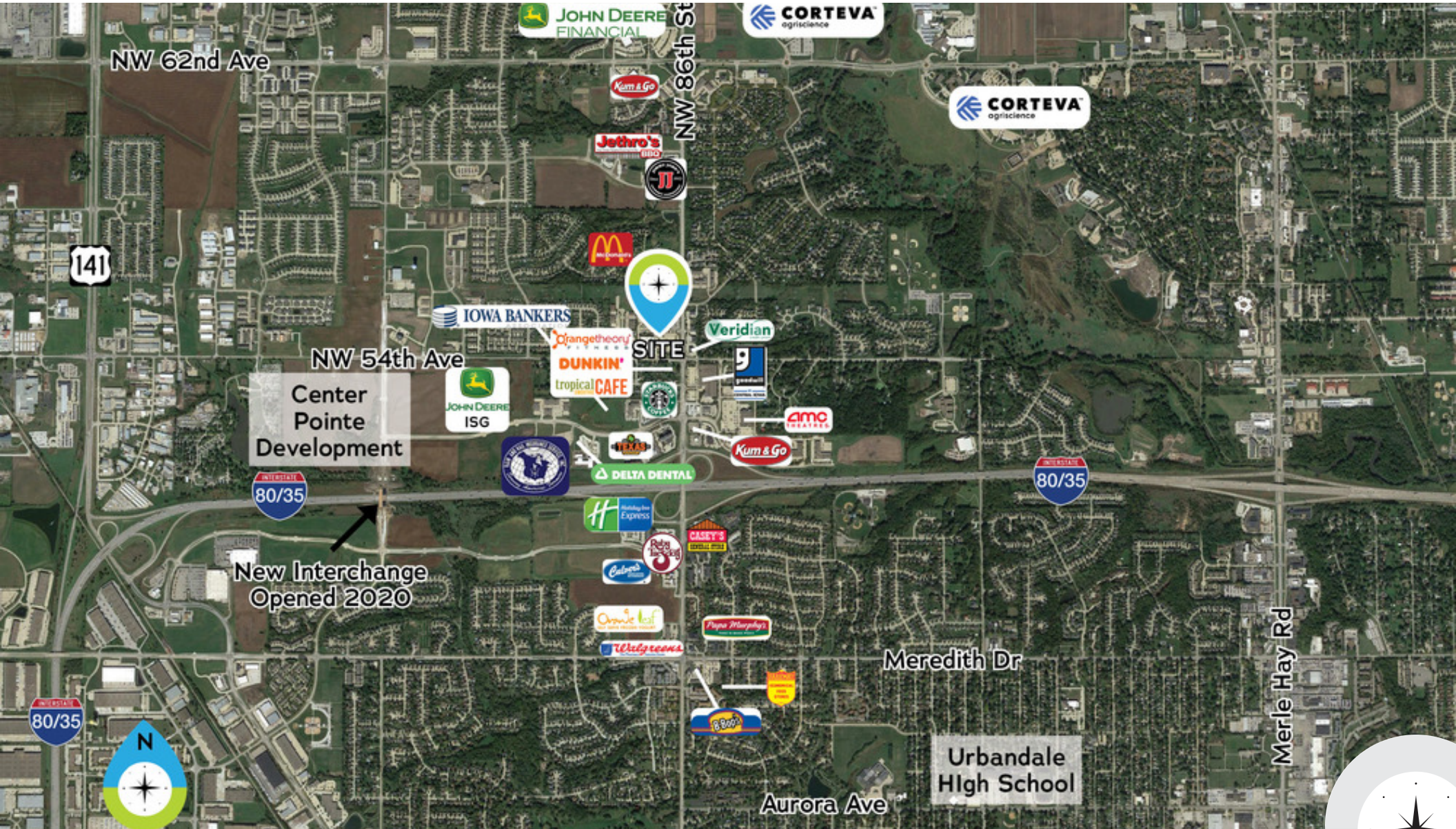
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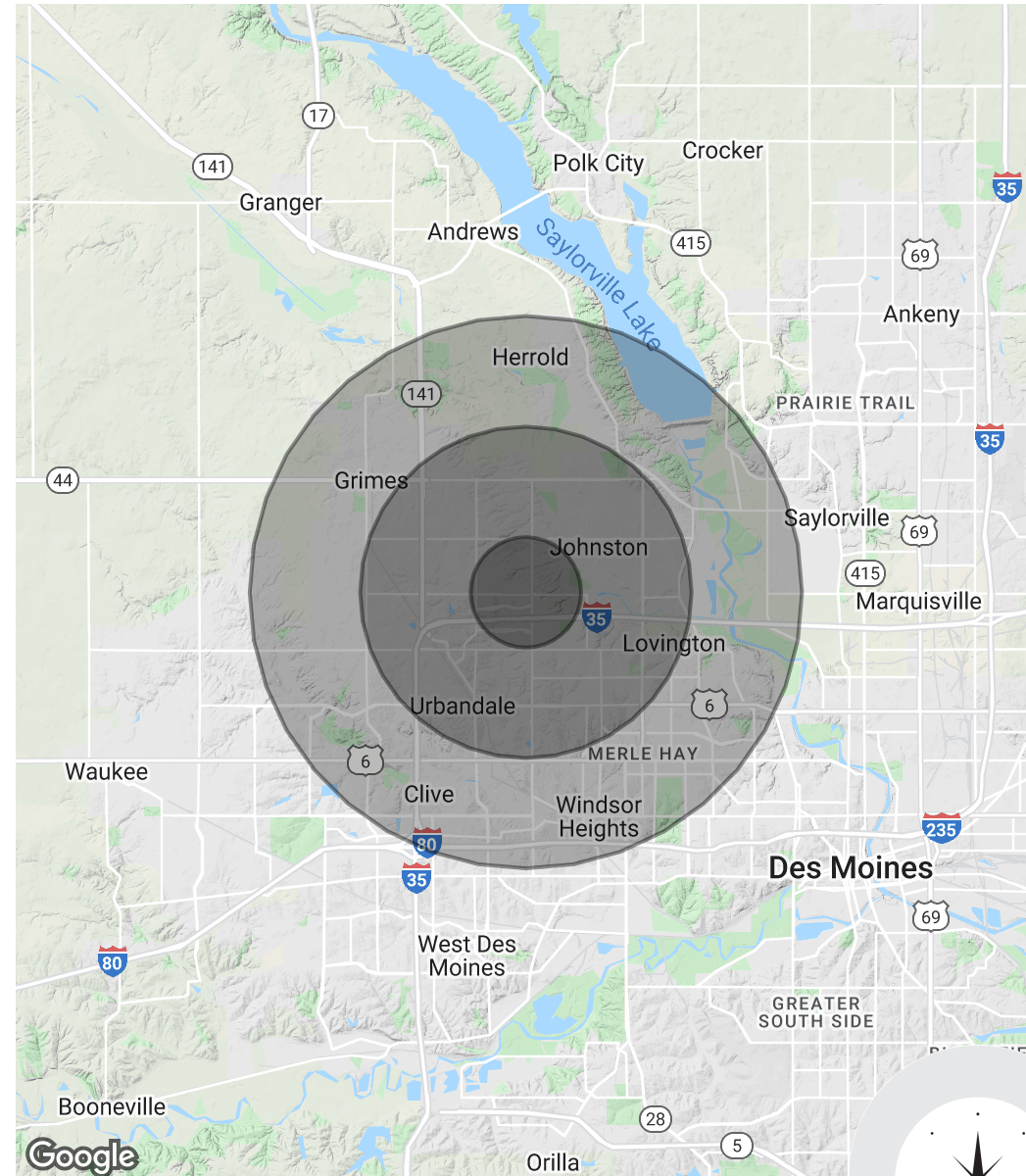
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,164	47,574	118,562
Average Age	36.8	37.9	37.5
Average Age (Male)	36.6	37.1	36.4
Average Age (Female)	37.2	38.5	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,514	18,769	49,091
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$116,168	\$92,449	\$82,150
Average House Value	\$259,644	\$209,146	\$187,726

* Demographic data derived from 2010 US Census



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