

FOR LEASE

2540 104TH ST

2540 104TH ST URBANDALE, IA 50322



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity in Urbandale, IA! This prime property at 2540 104th St offers a modern, versatile space perfectly suited for retail ventures. Boasting ample parking and high visibility, the property is ideally situated to attract a steady flow of customers. With open, customizable floor plans and state-of-the-art amenities, this location provides an inviting and adaptable environment for businesses to thrive. Benefit from the convenience of nearby major highways and a flourishing local community. Don't miss the chance to elevate your retail presence in this sought-after area. Take advantage of this exciting leasing opportunity and make your mark in Urbandale's dynamic commercial landscape.

OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Available SF:	1,800 SF
Building Size:	21,896 SF
Lot Size:	88,490 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	442	1,900
Total Population	244	1,055	4,568



fergusoncres.com

ROY JENSEN

515.803.2895

roy@fergusoncres.com

CRAIG CROSSLAND

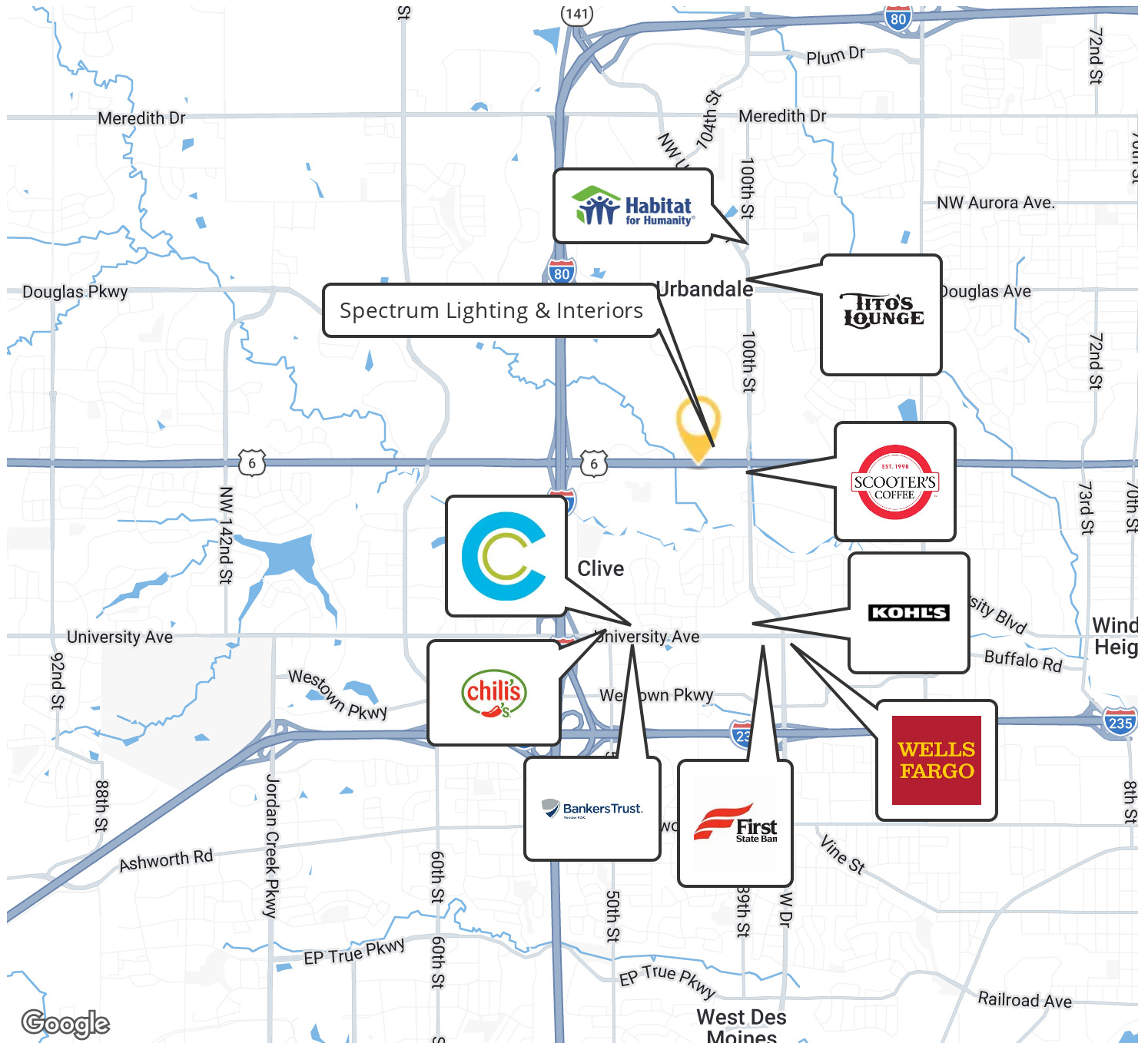
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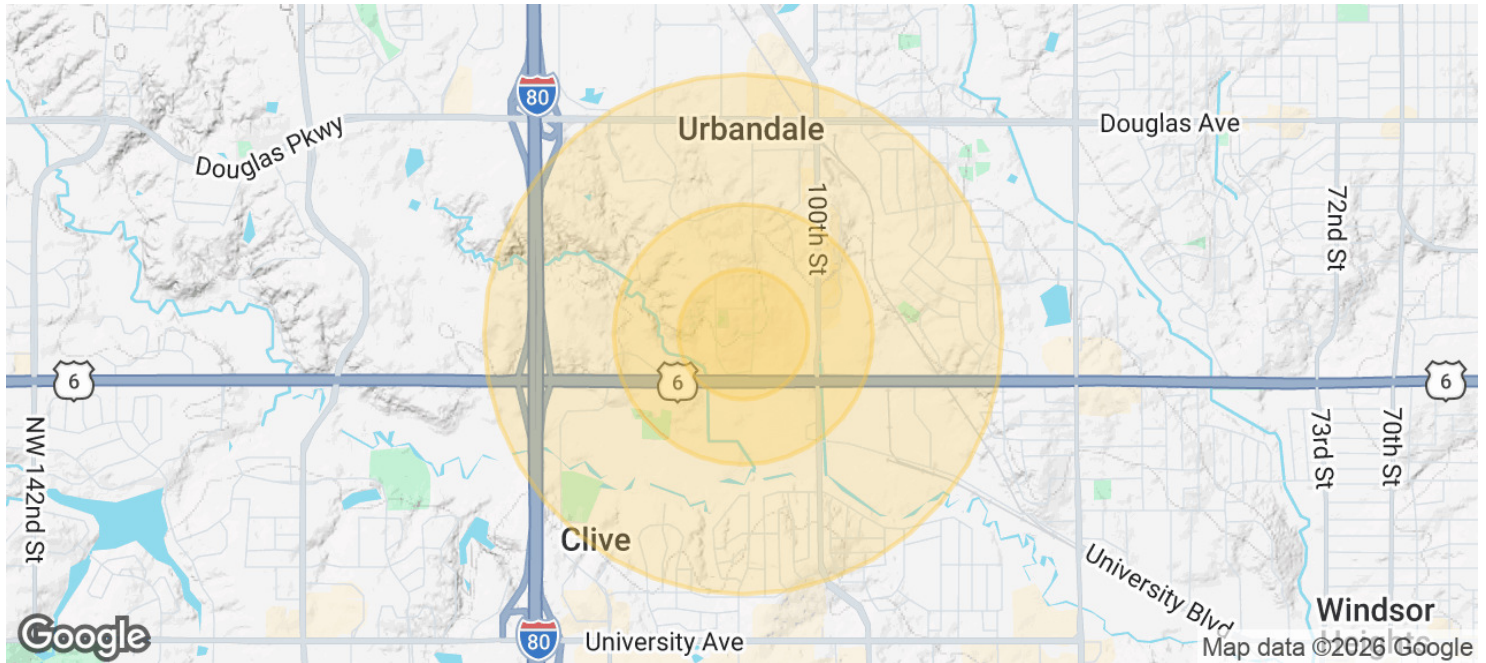
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

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Total Population	244	1,055	4,568
Average Age	38.1	39.9	40.4
Average Age (Male)	35.5	37.0	38.3
Average Age (Female)	41.5	43.4	43.0

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	442	1,900
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$102,449	\$114,497	\$120,691

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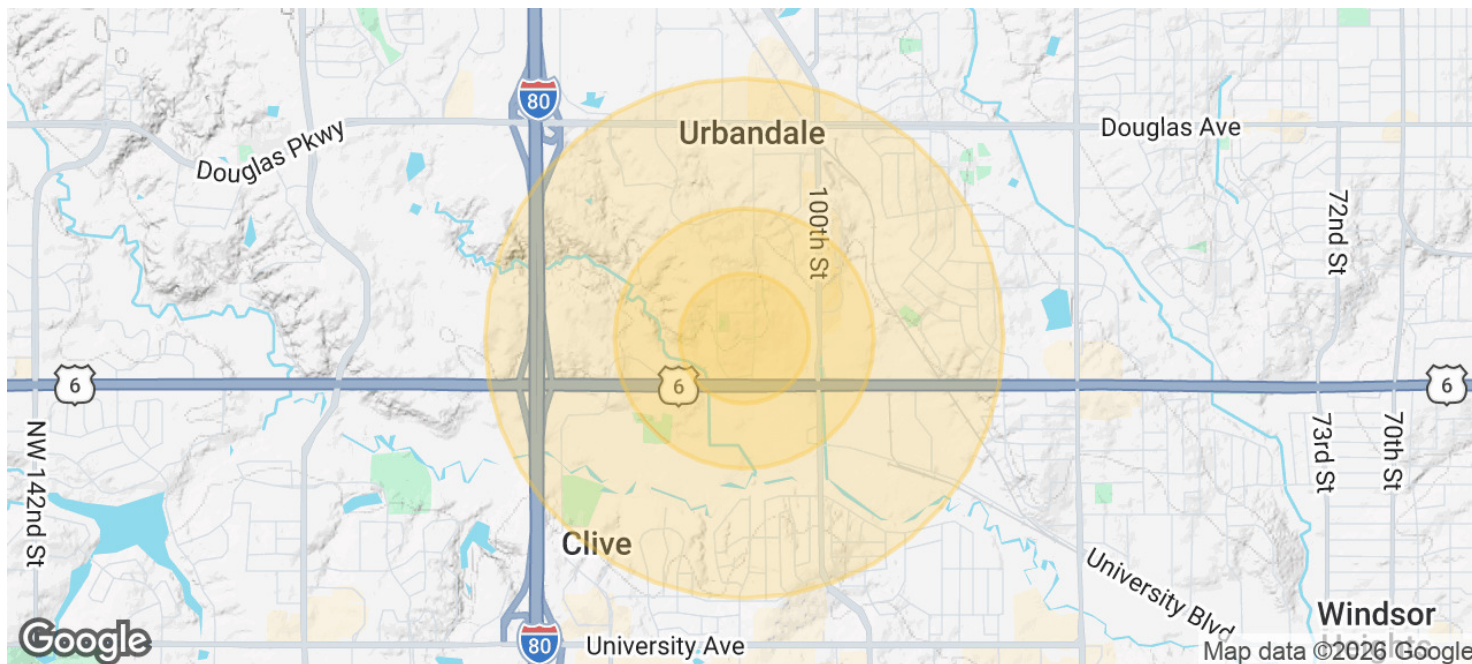
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Average House Value

\$295,934

\$304,686

\$326,863

2023 American Community Survey (ACS)

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