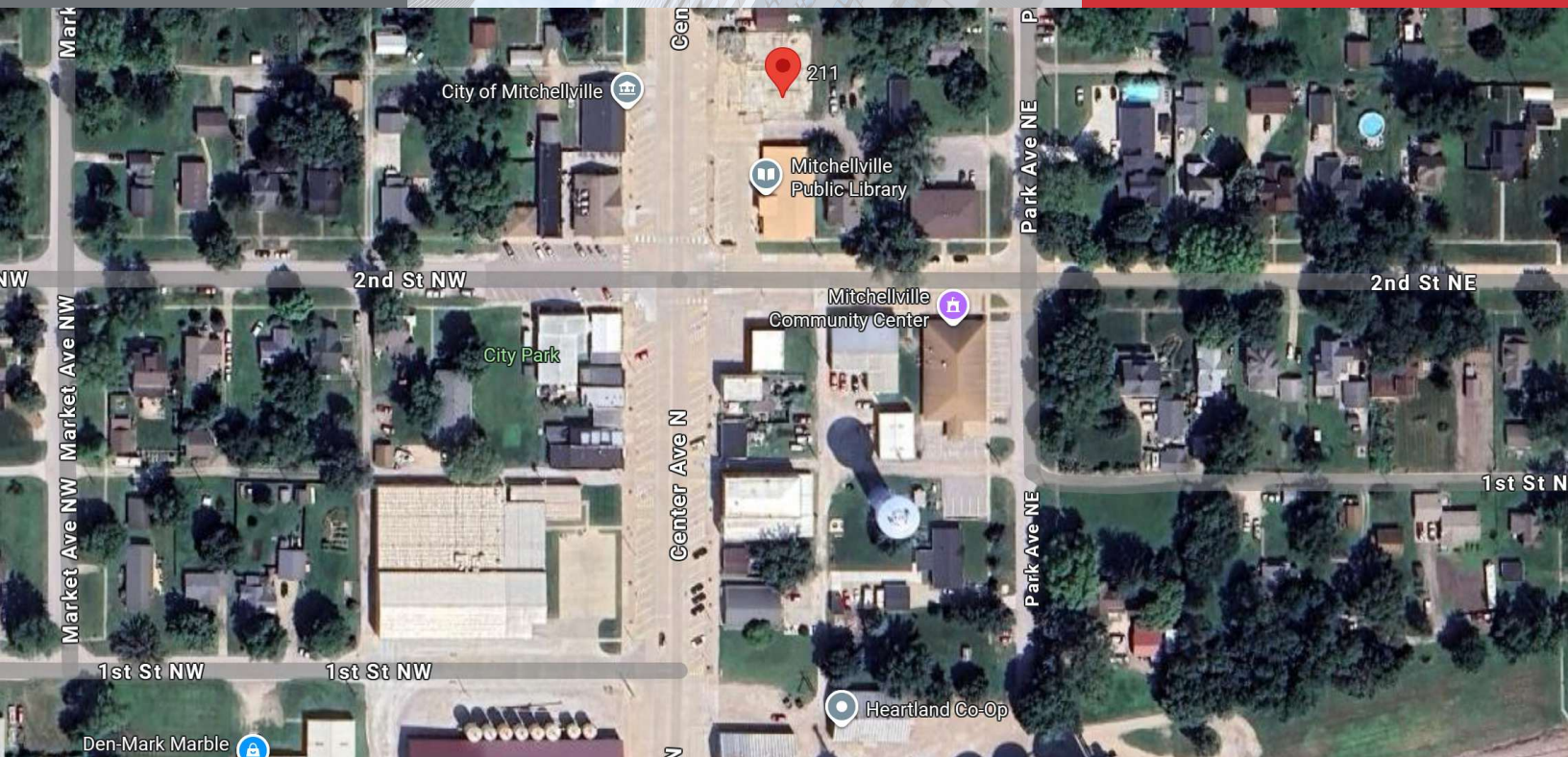


Build To Suit

2,000 - 8,000 SF Negotiable Rate
Retail/Office Space



Retail/Office

211 Center Avenue North
Mitchellville, Iowa 50169

Property Highlights

- Flexible C4 Zoning
- Build-To-Suit Opportunity
- Negotiable Lease Rate & TI Allowance
- Space Options From 2k-8k SF

Property Overview

Build To Suit - Retail For Lease. With a population of ~2,500 and a planned 280+ new home development underway, the Mitchellville is poised for growth and located in the desirable Southeast Polk School District. The site allows a wide variety of uses including retail, office, restaurant, service business, showroom, clinic, or live/work units. See DOCUMENTS tab for acceptable use types for C4 zoning.

Offering Summary

Lease Rate:	Negotiable
Building Size:	8,000 SF
Available SF:	2,000 - 8,000 SF
Lot Size:	0.248 Acres

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	672	2,192	20,829
Total Population	2,501	6,584	56,731
Average HH Income	\$94,201	\$116,489	\$114,289

For More Information

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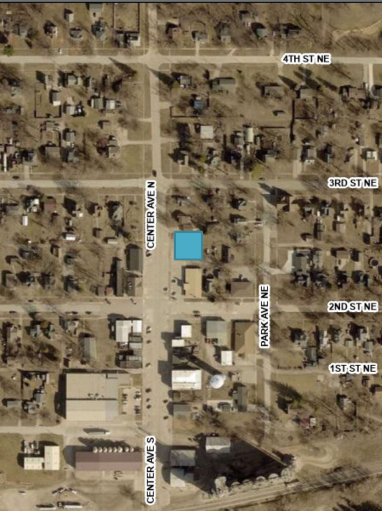
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211 Center Avenue North, Mitchellville, IA 50169

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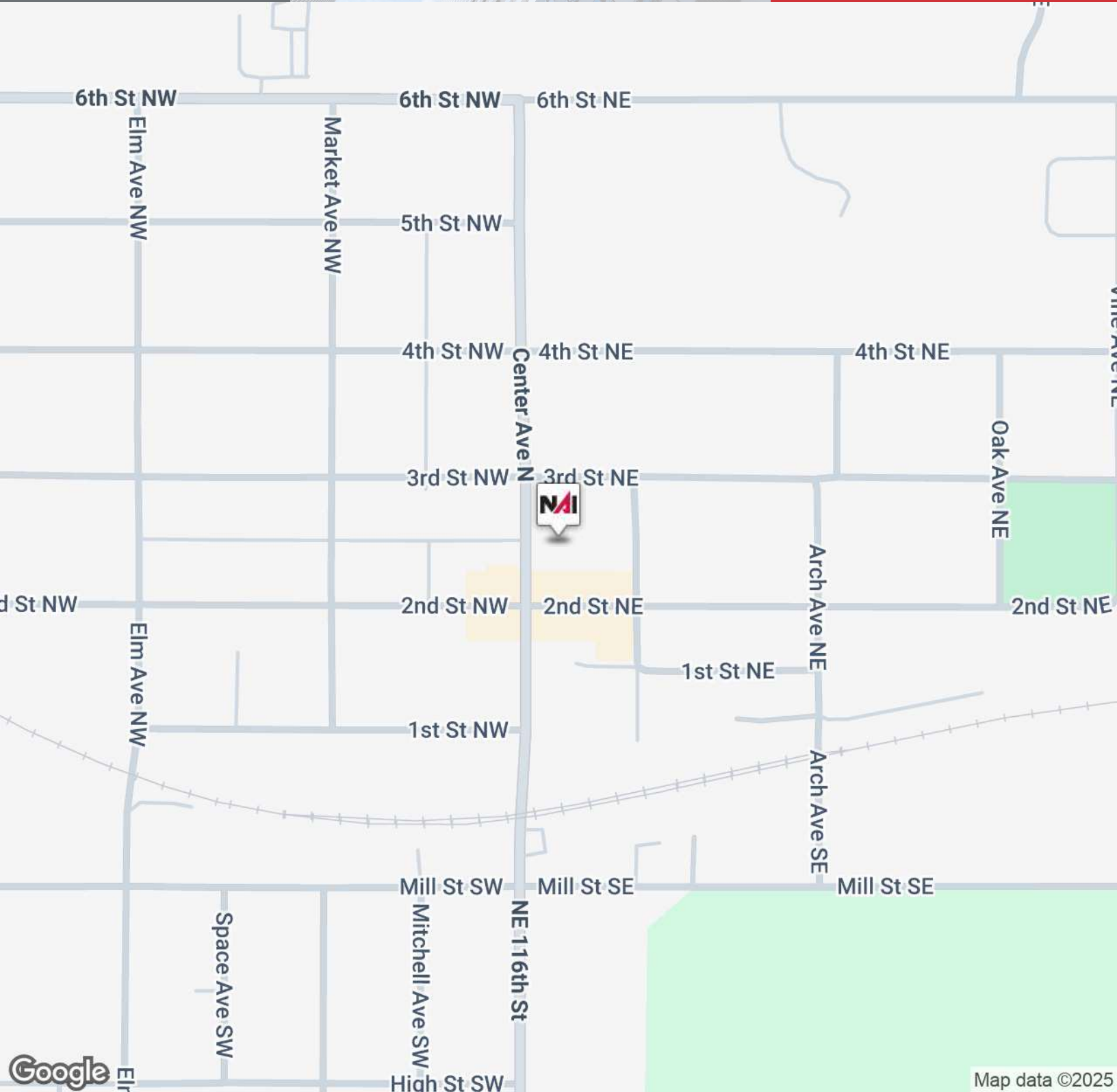
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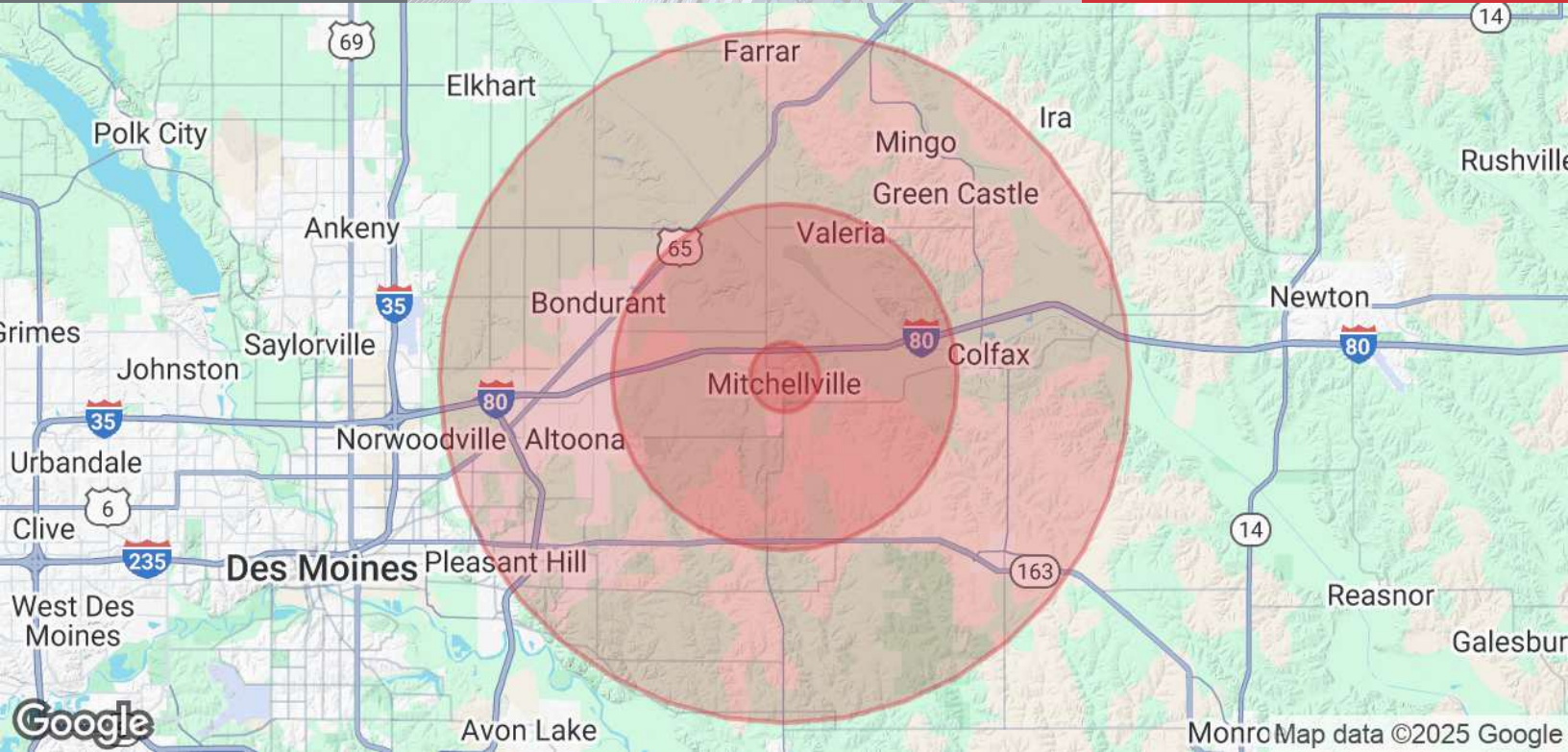
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For Lease

2,000 - 8,000 SF Negotiable Rate
Retail/Office Space



Population

	1 Mile	5 Miles	10 Miles
Total Population	2,501	6,584	56,731
Average Age	40	41	38
Average Age (Male)	40	41	37
Average Age (Female)	39	41	39

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	672	2,192	20,829
# of Persons per HH	3.7	3	2.7
Average HH Income	\$94,201	\$116,489	\$114,289
Average House Value	\$249,718	\$325,961	\$318,669

Demographics data derived from AlphaMap

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