

**6580 UNIVERSITY AVE
WINDSOR HEIGHTS IA 50324**



**Rare pad site available for Sale,
Lease, or BTS
Approximately 15,000 square feet
Located on University Ave in
Windsor Heights IA**

**MICHAEL SHINDLER
MICHAEL@FERGUSONCRES.COM
515-720-3492**

**MITCH PHILLIPS
MITCH@FERGUSONCRES.COM
515-975-8225**

**6580 University
Site Plan**



**MICHAEL SHINDLER
MICHAEL@FERGUSONCRES.COM
515-720-3492**

**MITCH PHILLIPS
MITCH@FERGUSONCRES.COM
515-975-8225**

**6580 University
PROPERTY HIGHLIGHTS**

- Lease Rate Negotiable
- Sale Price Negotiable
- 15,000 square feet available of land
- Can accommodate up to a 6,900 square foot building
- 12,600 VPD
- Located just East of Hy-Vee and Walmart
- Highly visible

**MICHAEL SHINDLER
MICHAEL@FERGUSONCRES.COM
515-720-3492**

**MITCH PHILLIPS
MITCH@FERGUSONCRES.COM
515-975-8225**

**6580 University
DEMOGRAPHICS**

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	344	1,311	5,313
Total Population	630	2,482	10,956
Average HH Income	\$51,610	\$59,356	\$74,490



**MICHAEL SHINDLER
MICHAEL@FERGUSONCRES.COM
515-720-3492**

**MITCH PHILLIPS
MITCH@FERGUSONCRES.COM
515-975-8225**