

FOR LEASE



KNAPP
PROPERTIES



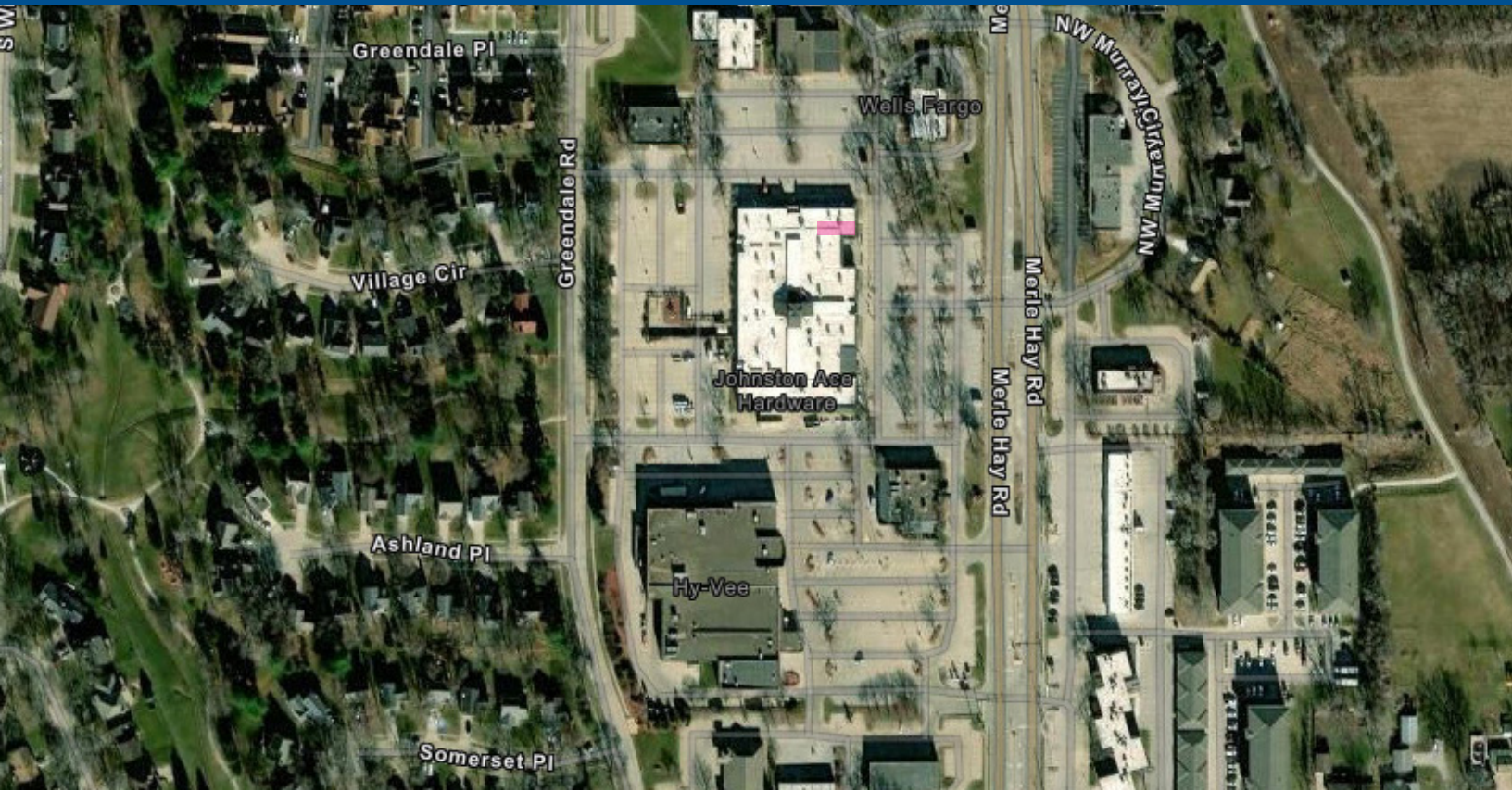
5800 MERLE HAY ROAD Johnston, Iowa 50131

Retail Space
Available
1,376 RSF +/-

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5800 MERLE HAY ROAD FOR LEASE



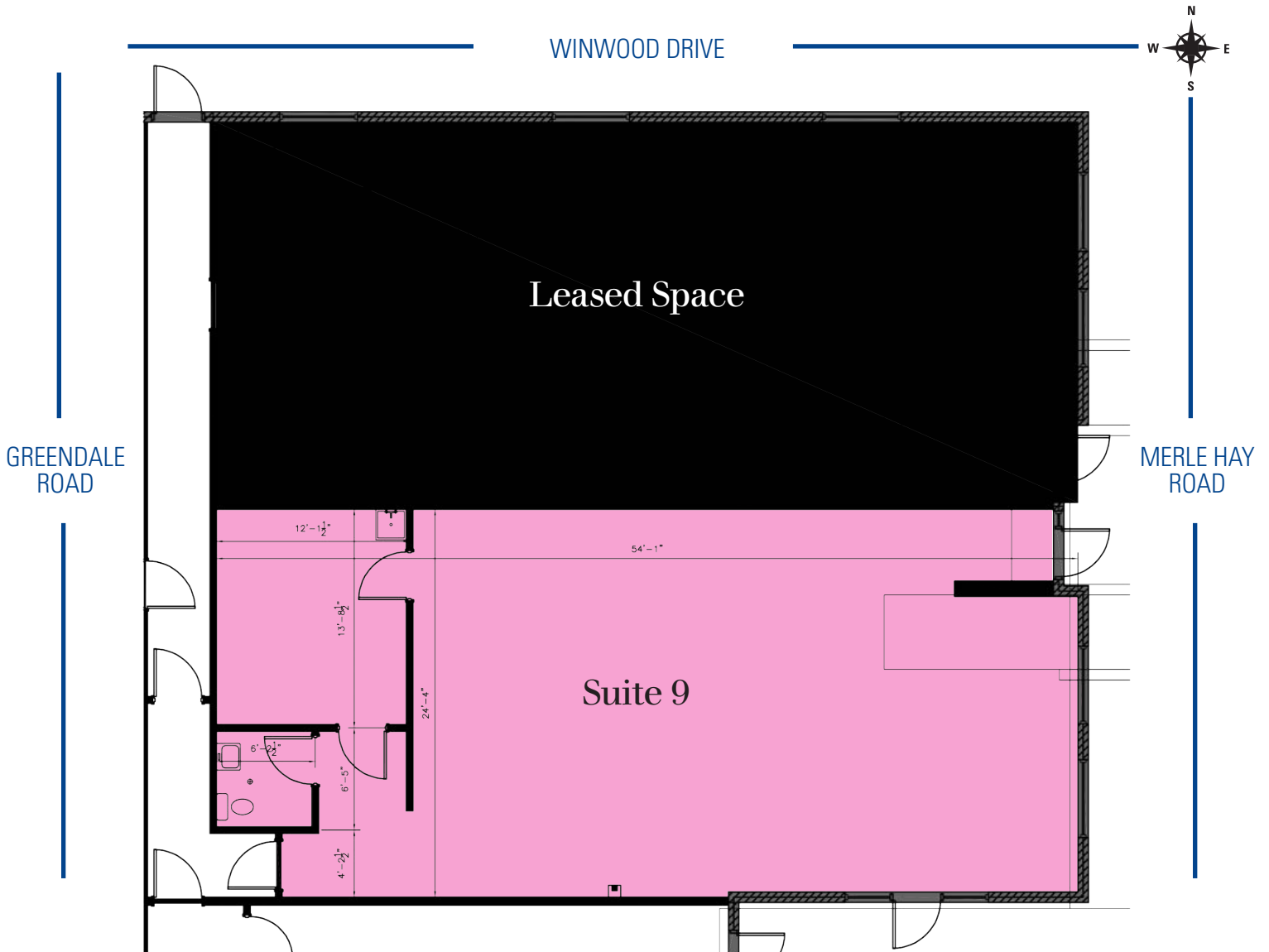
Position your business for success with prime visibility along Johnston’s busy Merle Hay corridor. This former Big Acai space offers a turnkey layout, strong traffic counts, ample parking, and a high-growth location surrounded by thriving retail and dining.

BUILDING HIGHLIGHTS

- **Prominent Location** – frontage along Merle Hay Road
- **High Visibility** – 20,300 vehicles per day
- **Vibrant Retail Area** – near Hy-Vee, ACE Hardware, Wells Fargo, Greenbriar Restaurant, and 0.1 miles from Johnston Town Center (Backpocket Pin & Pixel, Blue Bean Coffee, The Cork, splash pad, farmers market, concerts & events)
- **Ready-to-Use Space** – ideal setup for a cafe or beverage concept
- **Adaptable Layout** – suitable for retail, service, or office users
- **Convenient Access** – one mile north of I-80/I-35 interchange
- **Ample Parking** – shared lot with generous customer parking
- **Dynamic Market** – located in one of the metro’s most desirable suburbs



5800 MERLE HAY ROAD FLOOR PLAN



RETAIL SPACE
1,376 RSF ±

Lease Rate:
\$14.00 PSF NNN

*Available
Immediately*

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DEMOGRAPHICS

5800 MERLE HAY ROAD

5 mile radius

INCOME



\$85,335

Median Household Income



\$260,604

Median Net Worth



\$289,038

Median Home Value



\$68,894

Median Disposable Income

EDUCATION



45%

Bachelor's/Grad/Prof Degree

BUSINESS



5,956

Total Businesses



78,890

Total Employees

KEY FACTS



147,160

Population



146,925

Total Daytime Population



37.6

Median Age



59,944

Households

TRAFFIC



20,300

Merle Hay Road

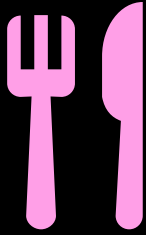
EMPLOYMENT



2.7%

Unemployment Rate

nearby **ATTRACTIONS**



243

Restaurants



29

Bars and
Pubs



33

Coffee
Shops



35

Grocers



63

C-Stores



103

Retail
Shopping



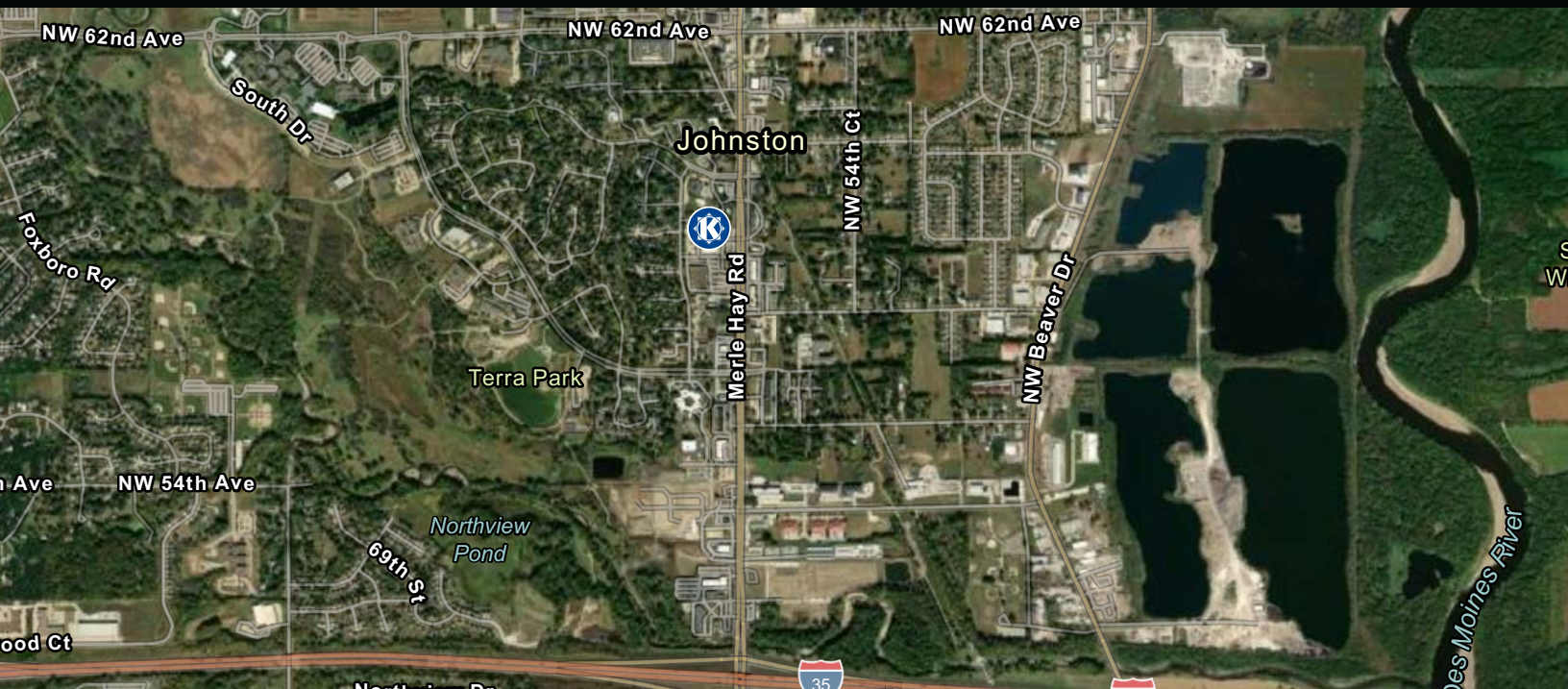
25

Hotels



31

Attractions/
Entertainment



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Johnston, Iowa 50131



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