



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

FOR LEASE

Urbandale Marketplace

11101 Plum Drive / Urbandale, Iowa

**1 MONTH FREE RENT WITH
EACH YEAR OF LEASE TERM**



1,116 - 1,781 SF Retail Space
Lease Rate: \$11.95 PSF NNN
\$7.58 expenses (2017 estimate)

Property Highlights

UNDER NEW OWNERSHIP & READY TO MAKE DEALS!

- 22,771 SF building
- Super Target and Home Depot anchored center
- Excellent signage opportunity
- Regional high-traffic location just off I-35/80
- Tenant improvement allowance available
- Co-tenants: Stacey's Bridal and Top Nails
- Endcap with drive-thru
- Convenient access
- Parking/Ratio: 5:1,000



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Demographics

	3 Mins.	5 Mins.	10 Mins.
Population	1,100	10,383	102,837
AVG. HH Income	\$102,798	\$104,234	\$103,035
Total Households	536	4,385	40,733

Traffic Counts

NW Urbandale Dr & Plum Dr:	21,800 VPD
Interstate 80/35:	92,200 VPD

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