



CALIBER

COMPANY



RETAIL PROPERTY **FOR LEASE**

11801 Hickman Rd. Urbandale, IA 50323

JUSTIN WASHBURN
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PROPERTY DESCRIPTION

With great visibility from I-35/80 and surrounding businesses that draw thousands of daily visitors, this Class A space proves to be an incredible option for retail or office users. The 1,662 SF space includes premium finishes, a reception area, two private offices, an open work space and a restroom. A large shared conference room can be accessed from the space and reserved by tenants at no additional charge.

On average, 54,050 daily travelers pass by this space on I-35 and 36,700 daily travelers pass by on Hickman Road. Royal Flooring and The Protein House are located within the same building. The versatility of this space and its ease of access will provide future users an exceptional opportunity to accommodate their clientele and various business operations.



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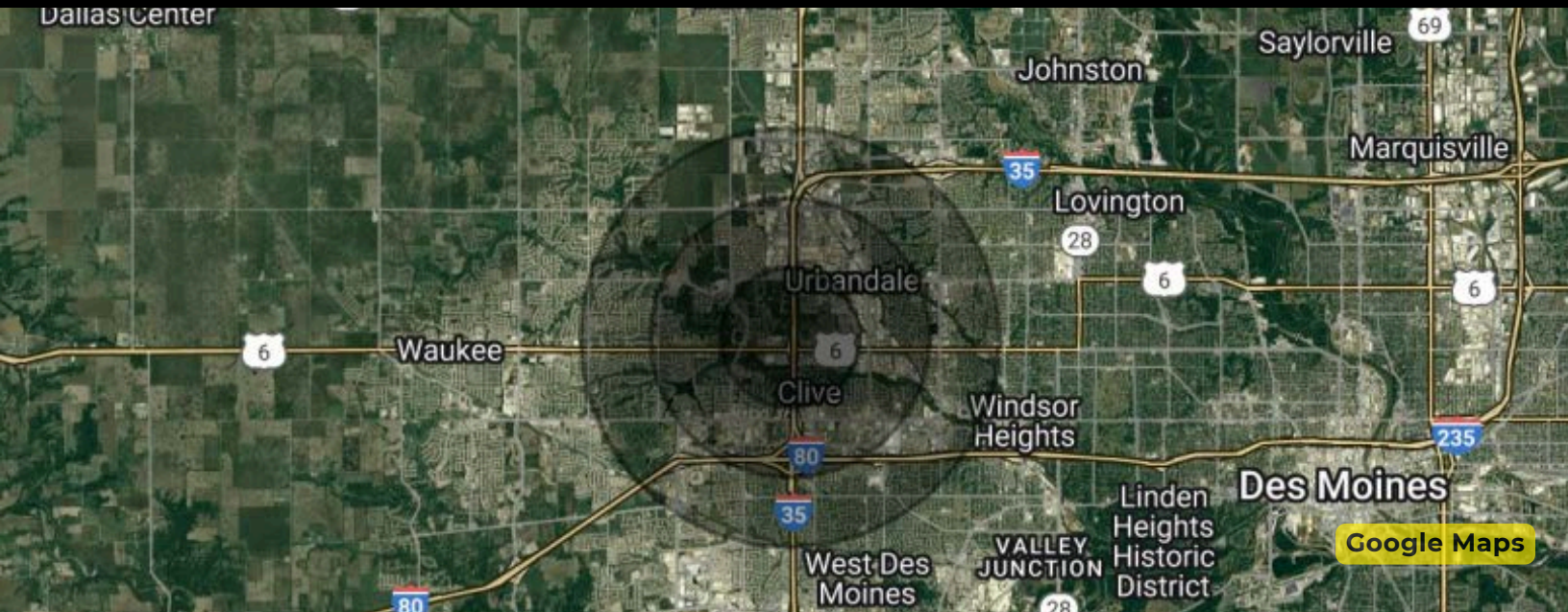
OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (MG)
Available SF:	1,662 SF





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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,995	19,423	59,739
Average Age	46.5	41.9	39.1
Average Age (Male)	45.1	41.1	39.1
Average Age (Female)	48.4	44.4	40.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,739	8,351	25,357
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$127,2669	\$117,858	\$109,242
Average House Value	\$257,661	\$255,238	\$251,817



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INTERIOR PHOTOS





CALIBER COMPANY

3D LANDSCAPE



BIRDSEYE VIEW





CALIBER COMPANY

LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN WASHBURN

justin.washburn@calibercompany.com

515-238-4528



SALES AGENT

JULIANAH LOUTSCH

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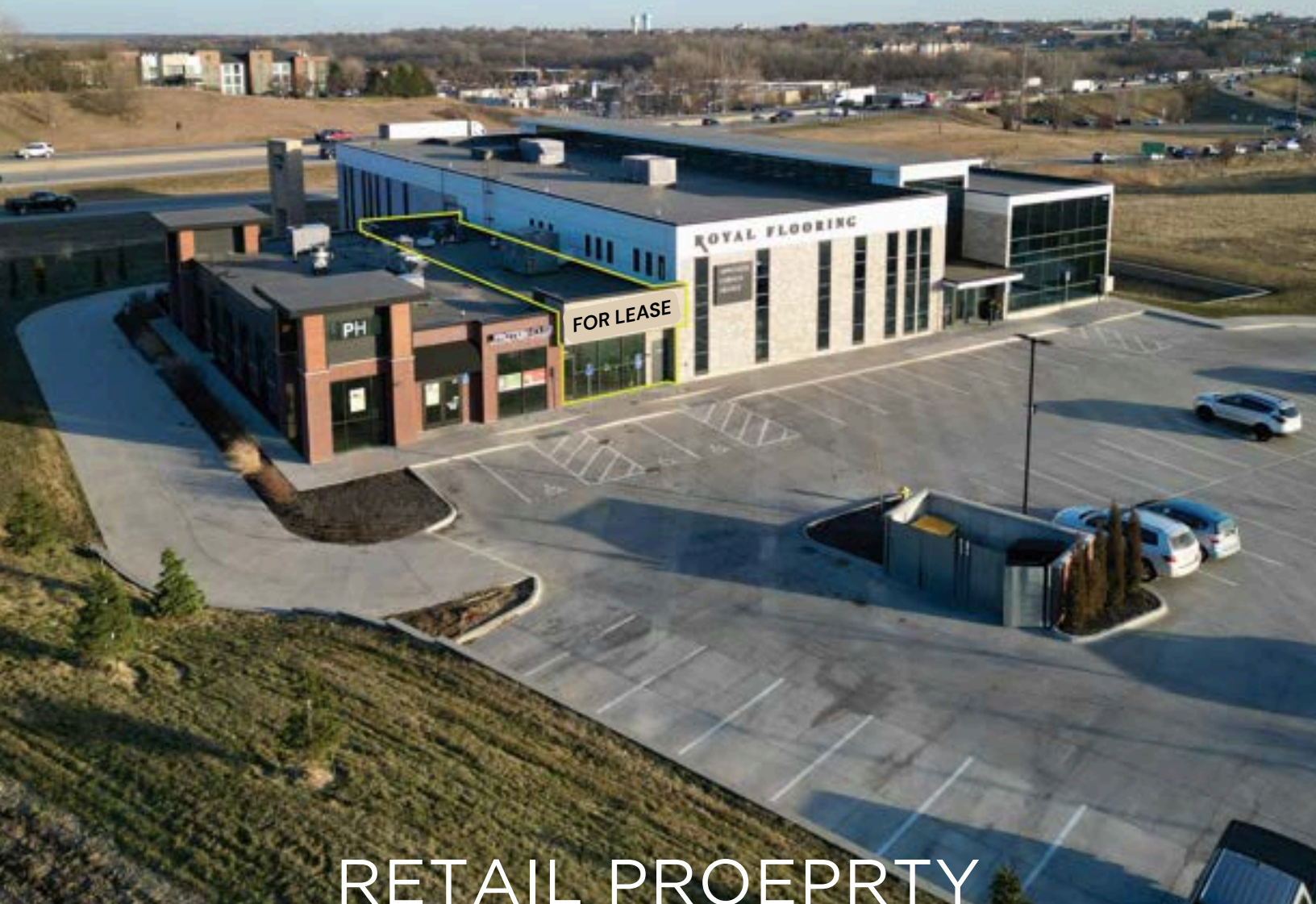
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