



# For Lease

## Retail Space Available in Ames

- 1,536 SF of retail space available
- Lease Rate: \$20.00/SF NNN
- Estimated OPEX: \$6.40/SF
- Located a half mile from Iowa State University and directly on the Cy-Ride route
- Businesses within the building include Zeke's live music, arts and community center, Core Apartments Leasing Office and Lincoln Way Laundromat
- Free on-site parking available
- Close proximity to other businesses that include Papa John's Pizza, Uni-Mart, Pammel Grocery and Grill, First National Bank, Family Video, Hy-Vee and Wells Fargo Bank.

**3329 Lincoln Way  
Ames, IA**

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**Marcus R. Pitts, CCIM, SIOR**  
Managing Director  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 556 4727  
[marcus.pitts@am.jll.com](mailto:marcus.pitts@am.jll.com)

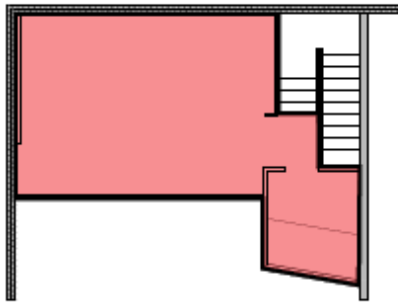
**Meredith Young**  
Associate  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 419 2963  
[meredith.young@am.jll.com](mailto:meredith.young@am.jll.com)

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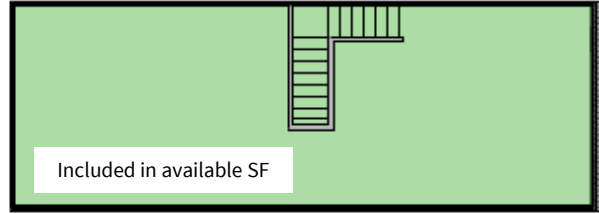
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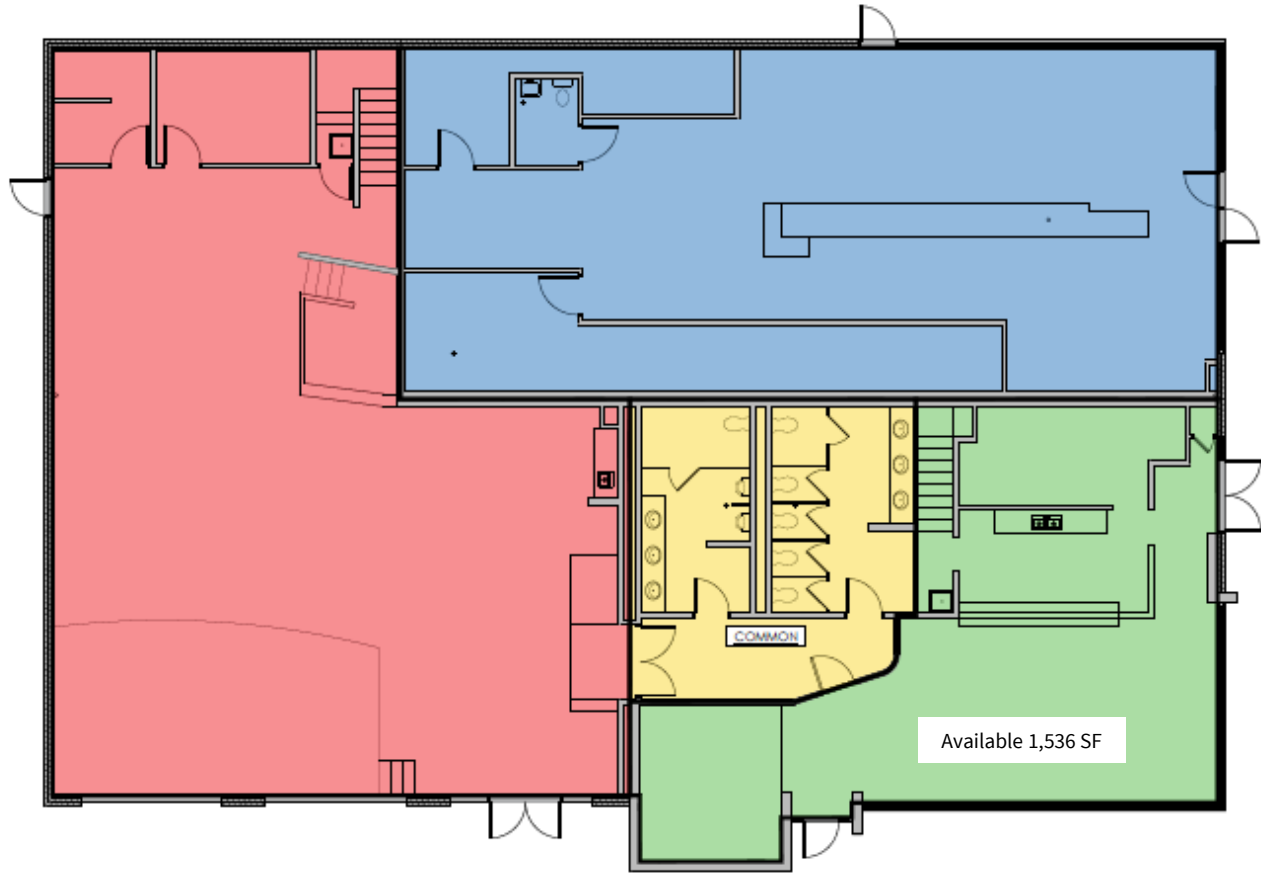
# Floor Plan



**D4** TENANT #1 UPPER FLOOR  
SCALE: 3/16" = 1'-0"



**D3** TENANT #2 UPPER FLOOR  
SCALE: 3/16" = 1'-0"



## Interior Photos



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.



# Location Overview



## Demographics

	1 Mile	3 Miles	5 Miles
Population	18,438	60,537	68,529
Households	6,284	22,227	25,560
Median Age	22.6	24.1	24.6
Average HH Income	\$45,443	\$65,321	\$68,798

## Traffic Counts

Lincoln Way	17,000 VPD
Lincoln Way (W)	18,200 VPD
Lincoln Way (E)	13,400 VPD