

Walmart Supercenter Anchored Retail Space for Lease

1214 N. Jefferson Way, Indianola, IA

Building Data

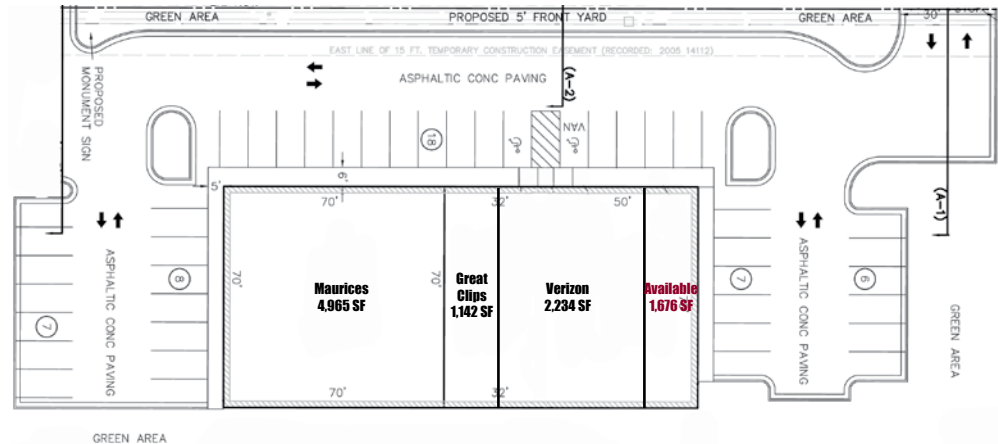
Available SF:	1,676 SF
Total Building SF:	10,016 SF
Building Depth	70'
Anchor Tenants	Walmart, Maurices, Great Clips, Verizon

Demographics

Population (3 Miles)	15,967
Population (5 Miles)	17,931
Population (10 Miles)	38,625
HH Average Income (3 Miles)	\$71,308
HH Average Income (5 Miles)	\$72,994
HH Average Income (10 Miles)	\$75,215
N. Jefferson Way Traffic Count	19,500

Leasing Data

Lease Rate:	\$16/SF (NNN)
Lease Term:	Negotiable



For more information on this property, please call:



Steve Doran

Direct: (608) 327-4006;

Cell: (608) 347-6208

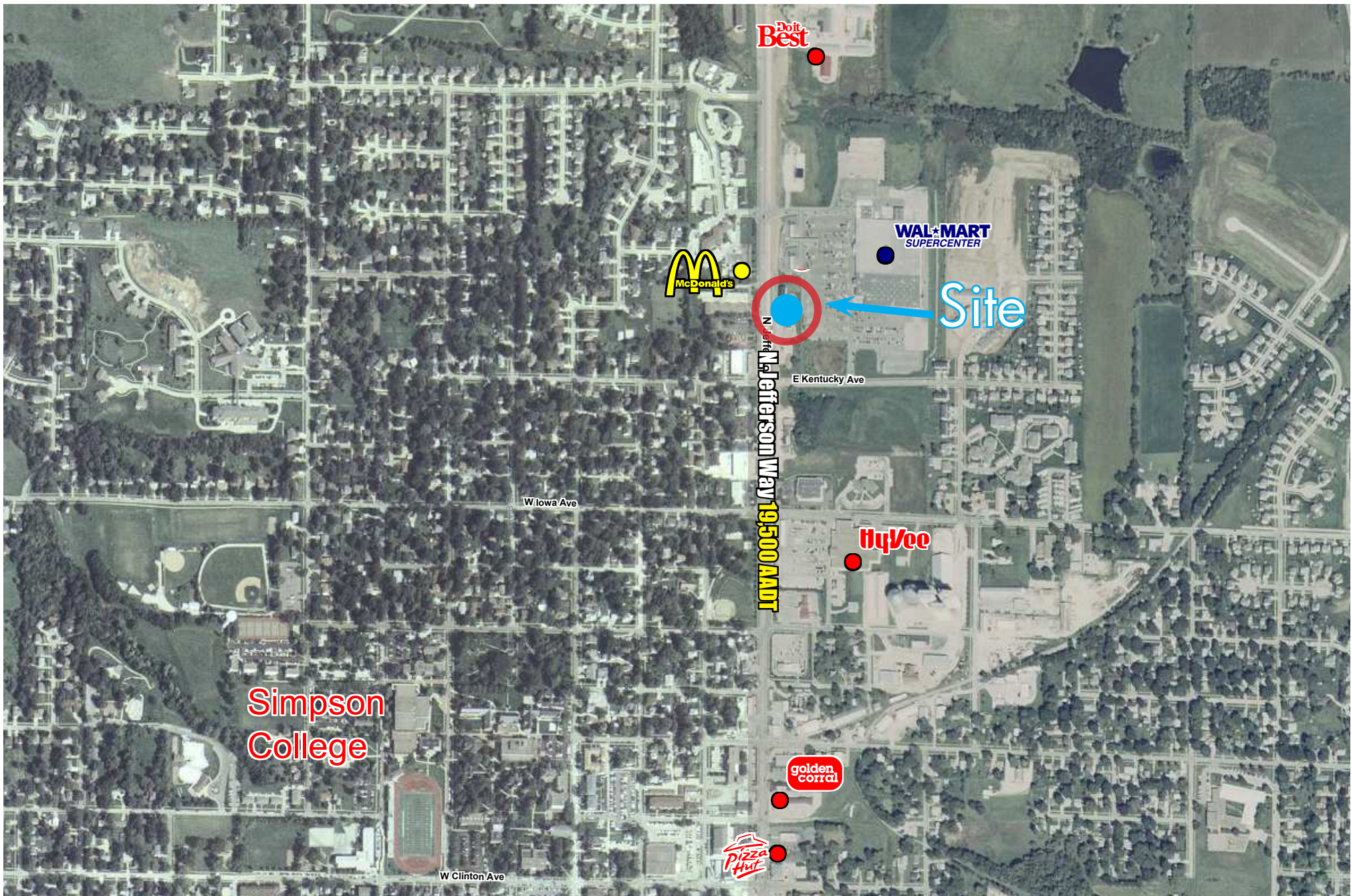
sdoran@lee-associates.com

Todd Waller

Direct: (608) 327-4001

Cell: (608) 333-7636

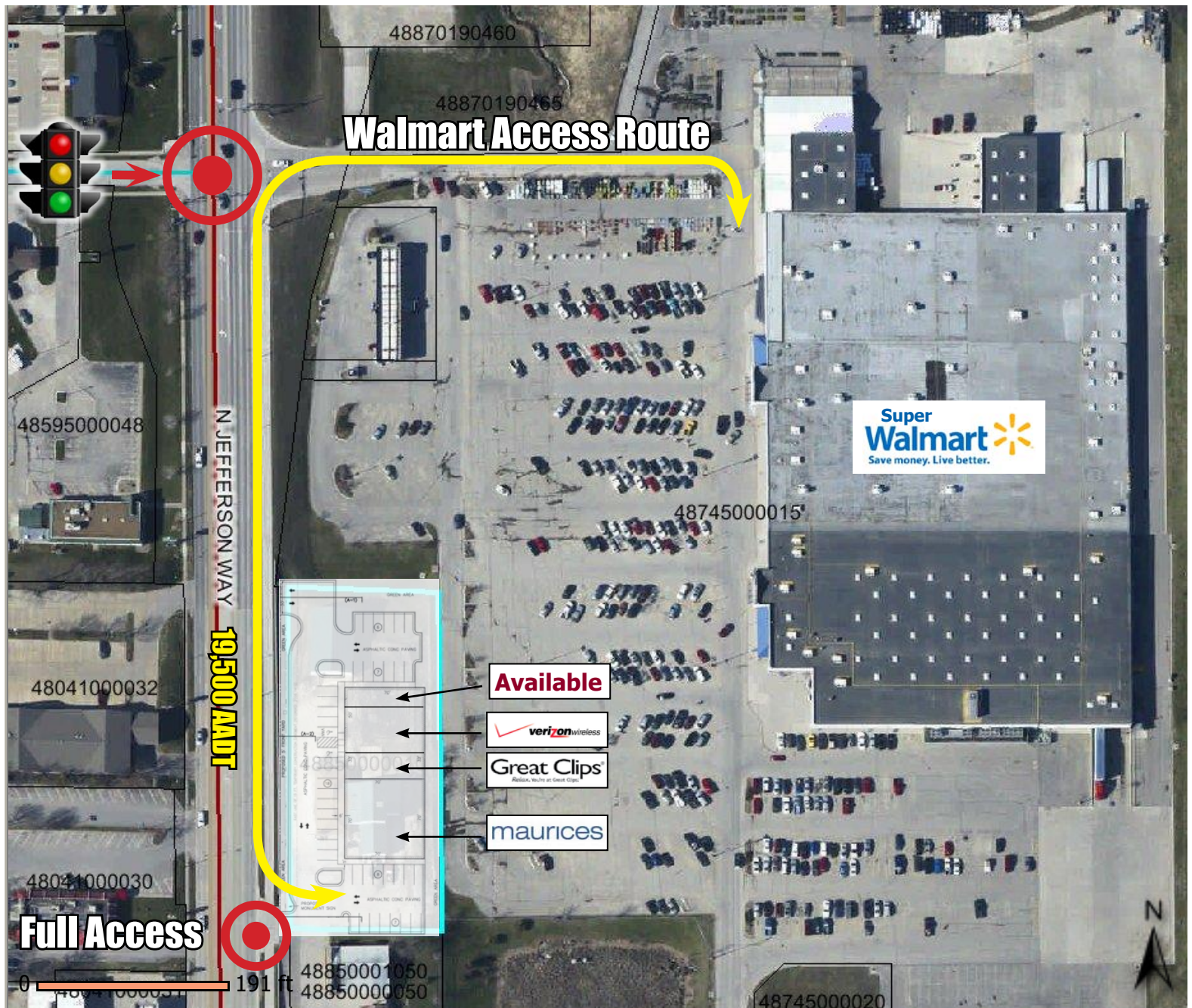
twaller@lee-associates.com



Trade Area Aerial

1214 N. Jefferson Way, Indianola, IA

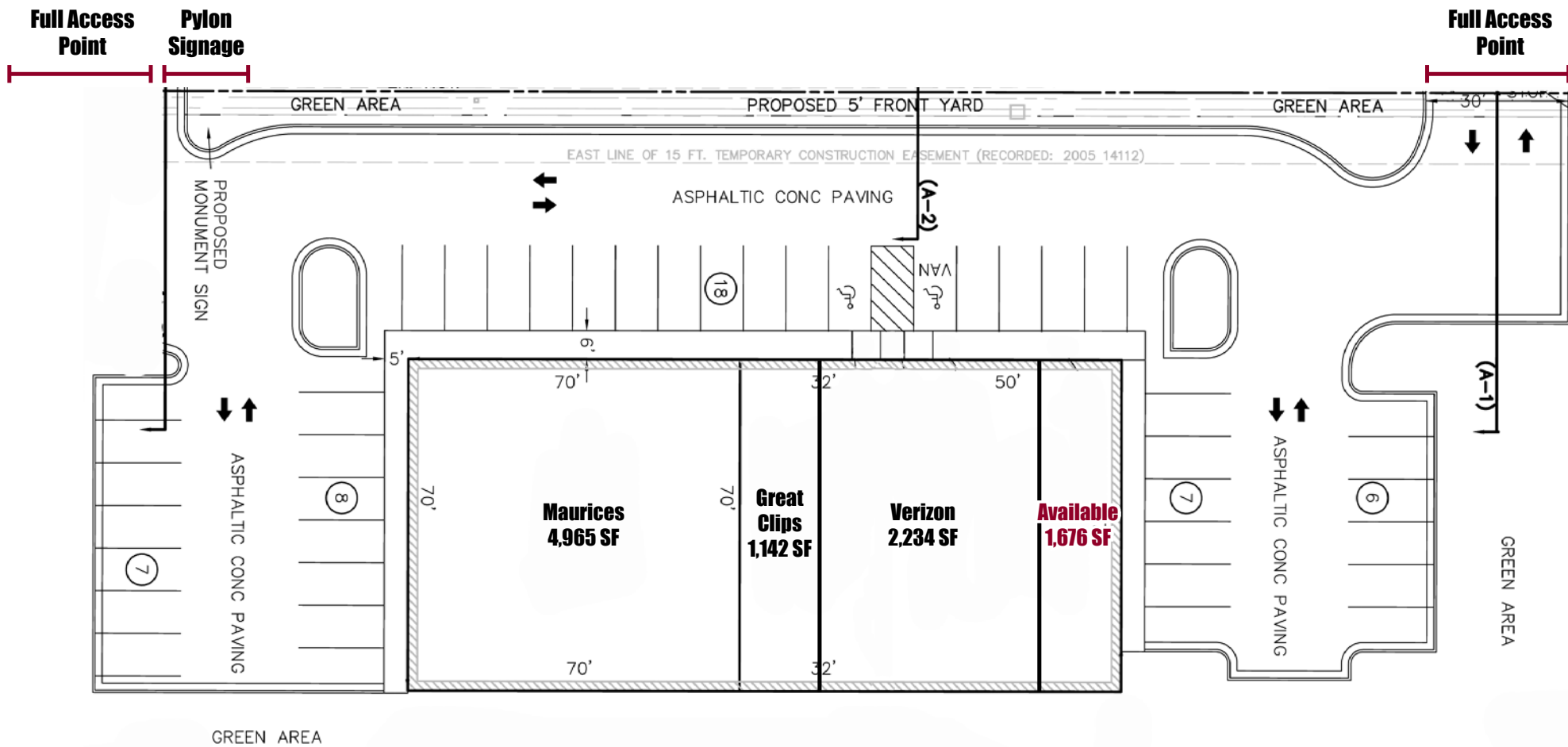
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Site Aerial

1214 N. Jefferson Way, Indianola, IA

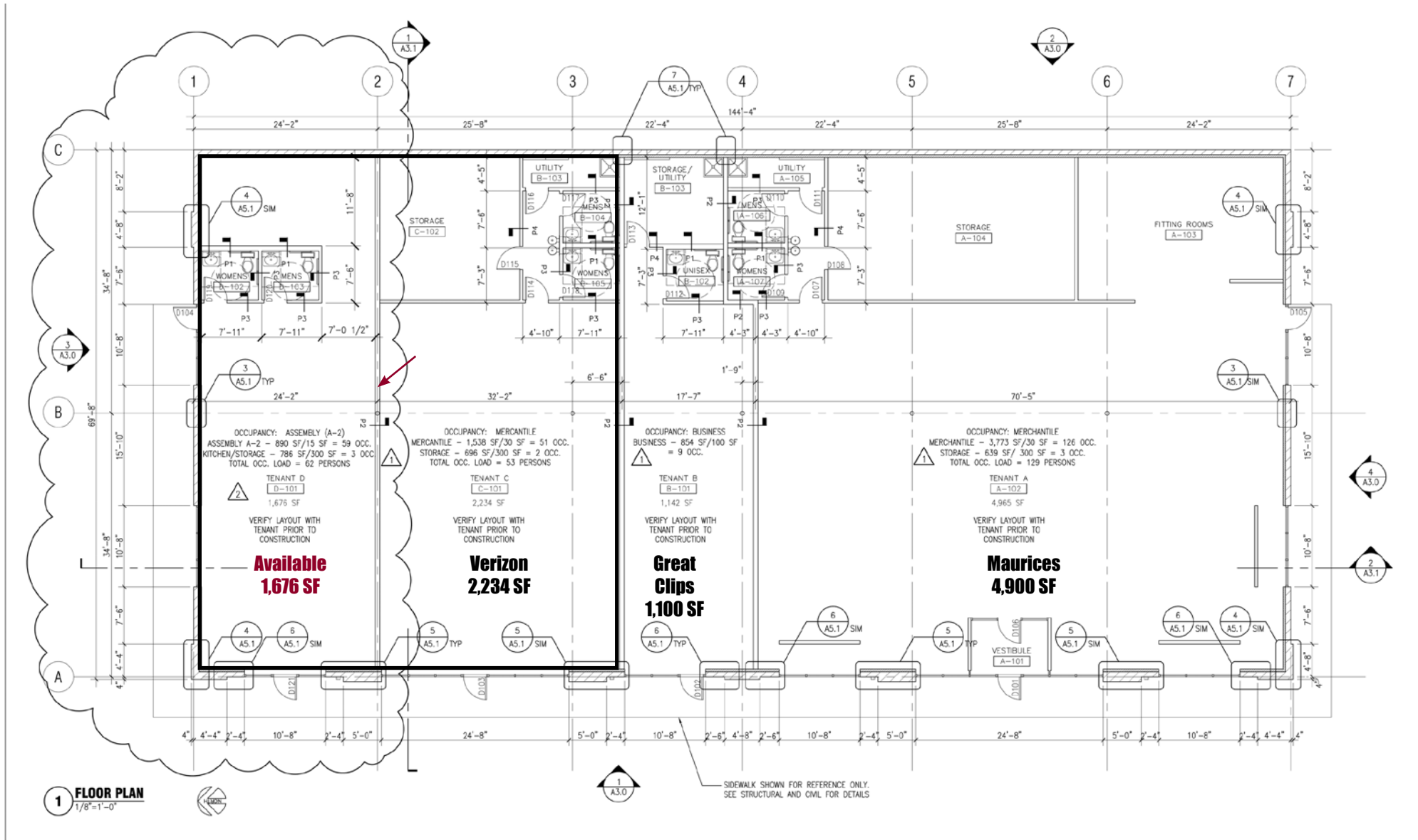
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Site Plan with Access

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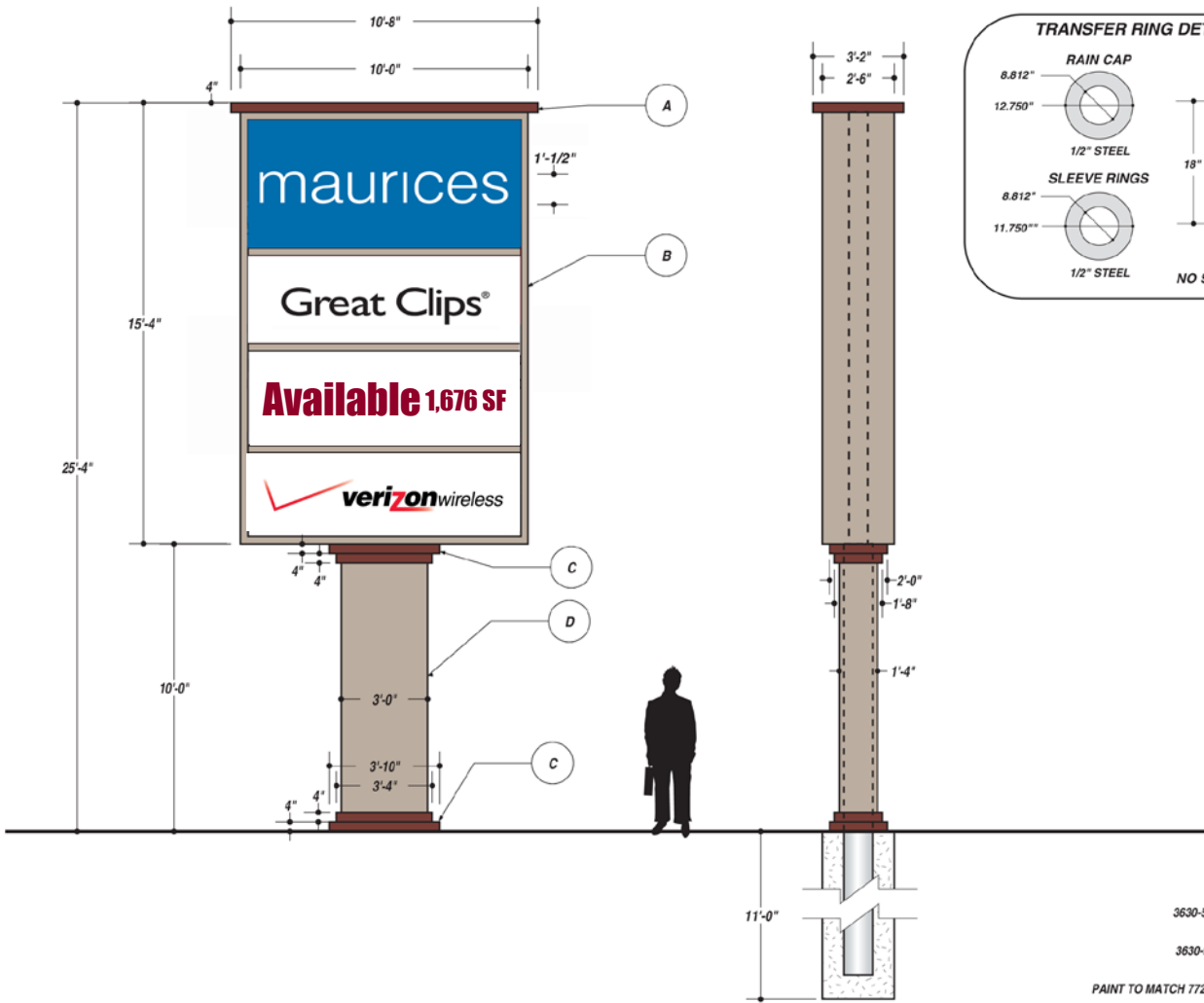
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Floor Plan

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Amount of Signs: 2
 Sign Area Centroid Height
 153.330 17.670
 30.000 5.000

Average Centroid Height is: 15.597
 Total Combined Area (square footage) is: 183.330

1ST STAGE
 Centroid Height: 15.597 ft
 Sign Area: 153.330 sq ft
 Number of Support Columns: 1
 Steel type: new
 Wind Pressure: 30.000 lbs/ sq ft

Section Modulus: 34.313 per column
 Schedule 40 pipe (in inches, ROUND): 12.000 each column
 OR 10.000 inch Steel SQUARE Tube:(0.375 inch wall),each column

Caisson type: Circular
 Base Diameter/Width: 2.500 ft
 Footing Depth: 11.000 ft per column
 Valid Footing Diameter: 2.500 ft per column
 Concrete Yards: 1.664 yards total

2ND STAGE
 Centroid Height: 5.597 ft
 Sign Area: 153.330 sq ft
 Number of Support Columns: 1
 Steel type: new
 Wind Pressure: 30.000 lbs/ sq ft

Section Modulus: 10.298 per column
 Schedule 40 pipe (in inches, ROUND): 8.000 each column
 OR 6.000 inch Steel SQUARE Tube:(0.250 inch wall),each column

JOB DESCRIPTION
 D/F ILLUMINATED EXTERIOR MULTI-TENANT PYLON.

A) TOP CAP TO BE FABRICATED FROM 4" CHANNEL AND ALUMINUM SHEETING.

B) CABINET TO BE CONSTRUCTED FROM 2" ALUMINUM SQUARE TUBING, WITH 3.125" ALUMINUM DIVIDER BARS, AND WHITE MODIFIED ACRYLIC FACE WITH VINYL GRAPHICS. ILLUMINATE WITH 2 BANKS OF VERTICAL LAMPS WITH CUSTOM 3" ALUMINUM RETAINERS AND ALUMINUM SHEETING SKIN.

C) DECORATIVE COLLARS TO BE CONSTRUCTED FROM 4" ALUMINUM CHANNEL AND ALUMINUM SHEETING.

D) POLE COVER TO BE CONSTRUCTED FROM STEEL ANGLE AND ALUMINUM SHEETING SKIN.

TOTAL SQ. FT. OF SIGNAGE: 153.33 sq. ft. VIEWING DISTANCE OF PRIMARY SIGN COPY : 500 ft.

UNLESS OTHERWISE SPECIFIED:
 * ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. * ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. * ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. * 120 PRIMARY POWER TO SIGNS WILL BE BY OTHERS. * ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. * ALL PAINT COLORS WILL BE SEM-GLOSS FINISH.

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1010 - 1St. N.W. Cedar Rapids, Iowa 52405 • 319-364-6697



FILE NAME 21186-02-0 DATE 01.16.09 SCALE 1/4"=1'
 JOB NAME SWD ACQUISITIONS, LLC.
 LOCATION 1214 JEFFERSON WAY, INDIANOLA, IA 50125
 DRAWN BY SM SALESMAN MICHAEL OLKWITZ

DESIGN APPROVED BY:
 AUTHORIZED SIGNATURE _____
 DATE _____

