

Iowa Commercial Advisors

#### **FOR LEASE**

## **New Retail Center**

8th Street & Prairie Meadows Drive / Altoona, IA



#### **Multi-Tenant Building**

- Suite 300: 2,450 SF
- Suite 600: 2,100 SF
- \$28.50 PSF NNN

### **Property Highlights**

- · New retail center in the heart of the Altoona retail corridor
- · Current tenants include: Dunkin' Donuts, Radiant Complexion Dermatology, SuperCuts, Raising Cane's
- Highly visible with good access
- Near Altoona retailers: Wal-Mart Supercenter, Target, Menards, Lowe's, Staples and Starbucks
- Near Adventureland Park (600,000 visitors annually), Prairie Meadows
   Racetrack & Casino (2.7 million visitors annually), and Bass Pro Shops
- Located at lighted intersection

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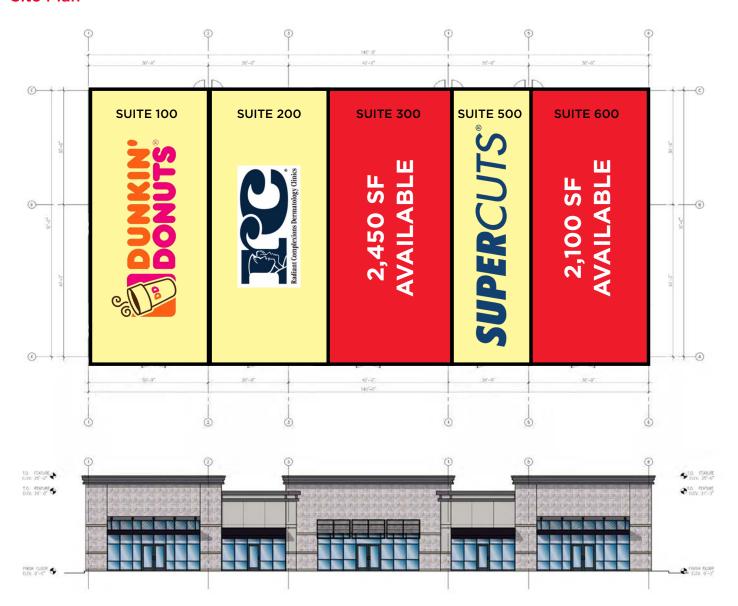
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### Site Plan



### **Demographics**

|                  | 1 Mile   | 3 Mile   | 5 Mile   |  |
|------------------|----------|----------|----------|--|
| Population       | 3,306    | 34,713   | 70,580   |  |
| AVG. HH Income   | \$83,220 | \$70,645 | \$66,445 |  |
| Total Households | 1,343    | 13,368   | 26,714   |  |

#### Traffic Counts (Vehicles Per Day)

8th Street 20,800 VPD

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