



**CLICK TO VIEW
3D RENDERING**



**CLICK TO VIEW
DRONE VIDEO**



CONCEPTUAL RENDERING

Property Highlights

- Site Size: 1.3 Acres
- Lease Rate: \$30 PSF NNN
- 15 per 1,000 SF parking ratio
- 5,300 SF of new construction retail space in a rapidly growing shopping corridor

Area Amenities

- Great access to Interstate 80
- Near Altoona retailers: Walmart Supercenter, Target, Menard's, Lowe's, Staples, Starbucks, Hy-Vee, Bass Pro Shops, Outlets of Des Moines, Adventureland, and Prairie Meadows



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Area Amenities

- Located within a significant development corridor anchored by Outlets of Des Moines and Shoppes at Prairie Crossing
- Over 300,000 SF of retail development planned or under construction
- Near Adventureland Park (600,000 visitors annually), Prairie Meadows Racetrack & Casino (2.7 million visitors annually), and Bass Pro Shops
- Over 300,000 residents in the trade area



Conceptual Site Plan



