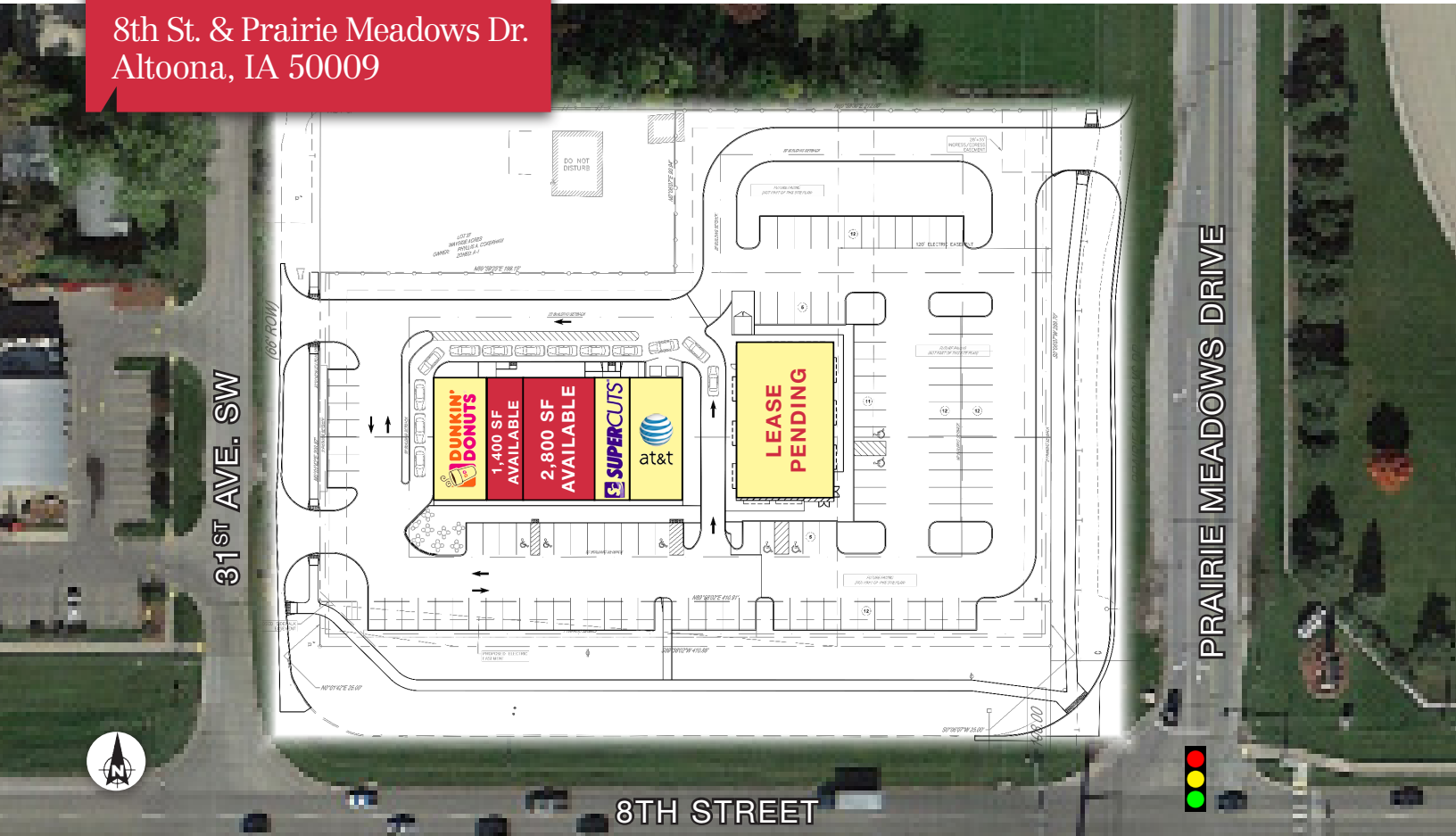


# For Lease New Retail Center

8th St. & Prairie Meadows Dr.  
Altoona, IA 50009



PREMIER  
DEVELOPMENT



## For Lease

- 1,400-4,200 SF available
- \$28.50 PSF NNN



## Property Features

- New retail development in the heart of the Altoona retail corridor
- Delivery Fall 2017
- 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

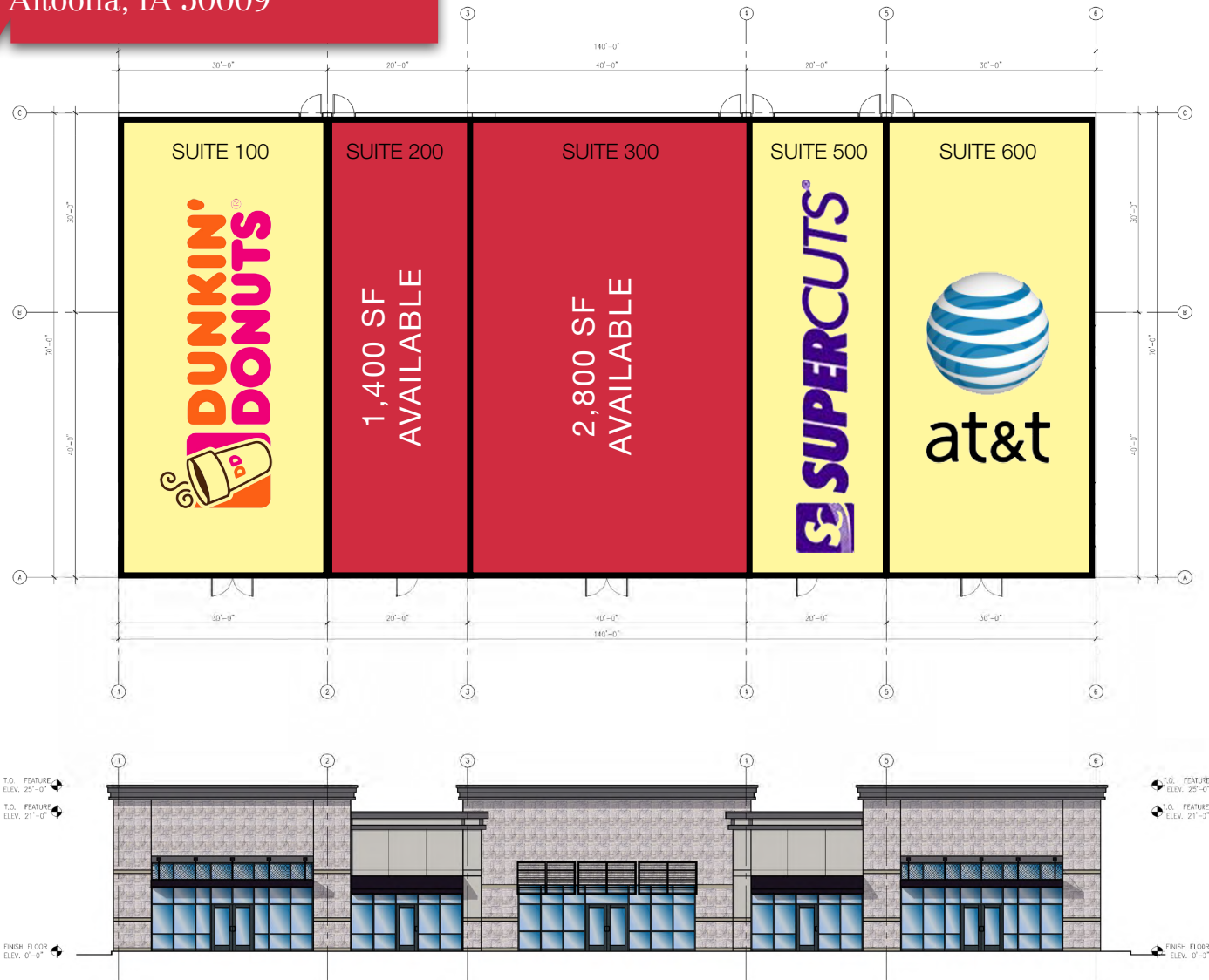
**Christopher Stafford, CCIM**

+1 515 309 6706 (O)  
+1 515 554 0999 (C)  
cstafford@naioptimum.com

For Lease

# New Retail Center

8th St. & Prairie Meadows Dr.  
Altoona, IA 50009



## Demographics

	1 mile	3 miles	5 miles
POPULATION	3,306	34,713	70,580
TOTAL HOUSEHOLDS	1,343	13,368	26,714
AVERAGE HOUSEHOLD INCOME	\$83,220	\$70,645	\$66,445

## Traffic Count (Vehicles Per Day)

- 8th Street: 20,800 VPD

Christopher Stafford, CCIM

+1 515 309 6706 (O)

+1 515 554 0999 (C)

cstafford@naioptimum.com



For Lease

# New Retail Center

8th St. & Prairie Meadows Dr.  
Altoona, IA 50009

