# For Lease New Retail Center

8th St. & Prairie Meadows Dr.





## 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

# 1 NGC 101 100

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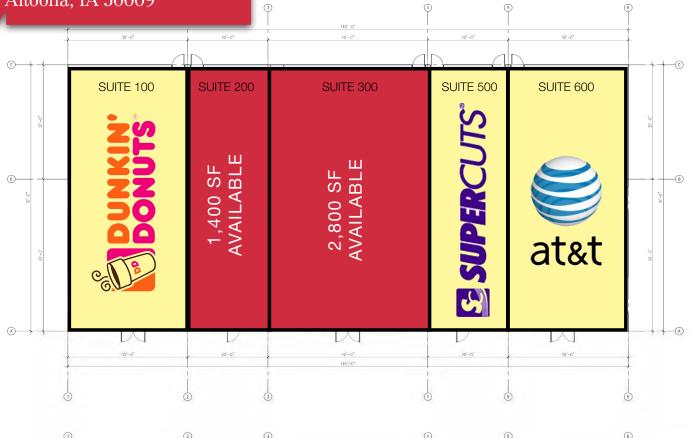
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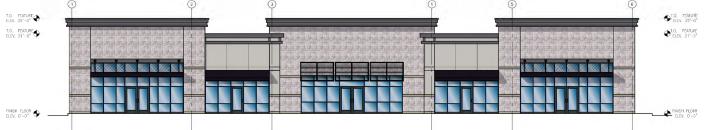
8th St. & Prairie Meadows Dr. Altoona, IA 50009



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## **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

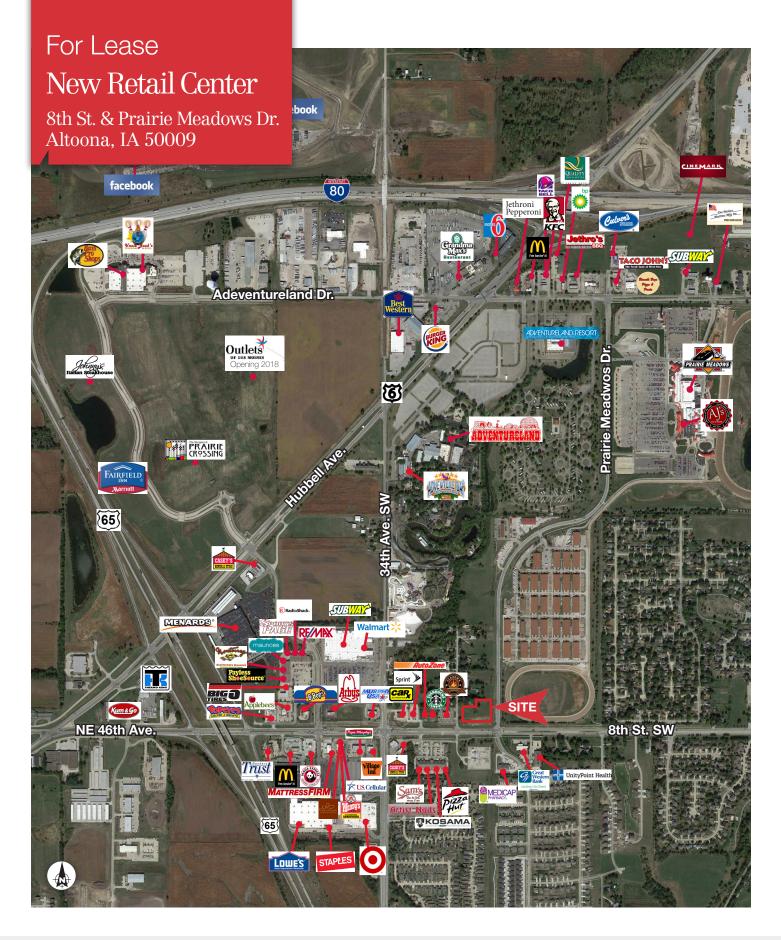


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