



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

FOR LEASE

Retail Center

3053 8th Street SW / Altoona, IA



AVAILABILITY

Suite 600: 2,100 SF

Lease Rate: \$28.50 PSF NNN

Property Highlights

- First generation space, ready for immediate delivery
- Located in the heart of the Altoona retail corridor
- Current tenants include: Dunkin' Donuts, Radiant Complexion Dermatology, SuperCuts, Raising Cane's, AT&T, & Planet Smoothie
- Highly visible with good access
- Located at traffic signal
- Building & monument signage
- Area Retail: Wal-Mart Supercenter, Target, Menards, Lowe's, Bass Pro Shops, and Des Moines Outlets
- Near Adventureland Park (600,000 visitors annually), Prairie Meadows Racetrack & Casino (2.7 million visitors annually)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



Christopher Stafford, CCIM

Director, Senior Vice President

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West Des Moines, Iowa

Main +1 515 309 4002

iowacommercialadvisors.com



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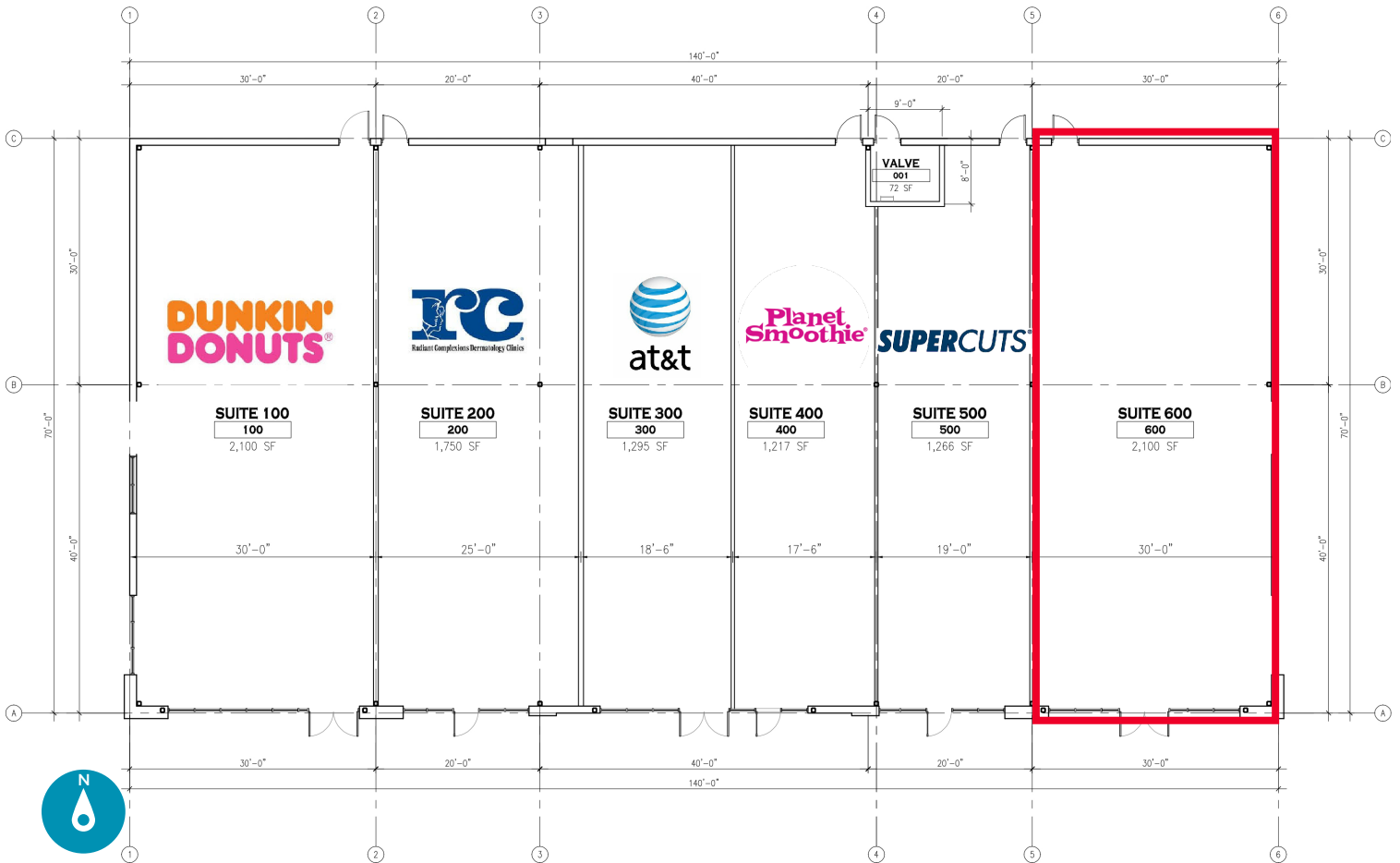
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Site Plan



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Demographics

	1 Mile	3 Mile	5 Mile
Population	5,212	40,361	78,717
AVG. HH Income	\$88,601	\$97,688	\$95,791
Total Households	2,027	15,850	30,074

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