



**CUSHMAN &  
WAKEFIELD**

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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## 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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