

105 N WARRIOR LANE, WAUKEE, IA 50263



## Freestanding Medicap Pharmacy Available For Sale/Lease

- Sale Price: ~~\$415,000~~ ~~\$395,000~~ **\$370,000**
- Lease Rate: \$15.00/SF Net
- Building Size: 2,000 SF
- Lot Size: 21,344 SF (.49 Acres)
- Traffic Count: 10,400 VPD
- Zoning: C-Retail S
- Building has drive-thru window and an open floor plan
- Located directly across from the recently completed Waukee YMCA
- YMCA has over 10,000 members at this location and sees 800 to 1,000 VPD in the parking lot
- Mercy Clinics is constructing a new building at the corner of N Warrior Lane and Hwy 6
- Residential land to the north will be developed and will hold the majority of the households located in the Waukee area. This shall increase traffic along N Warrior Lane, increasing the value of this location for a business.

Blake Brown 515-453-5565

Michael Billings 515-453-5566



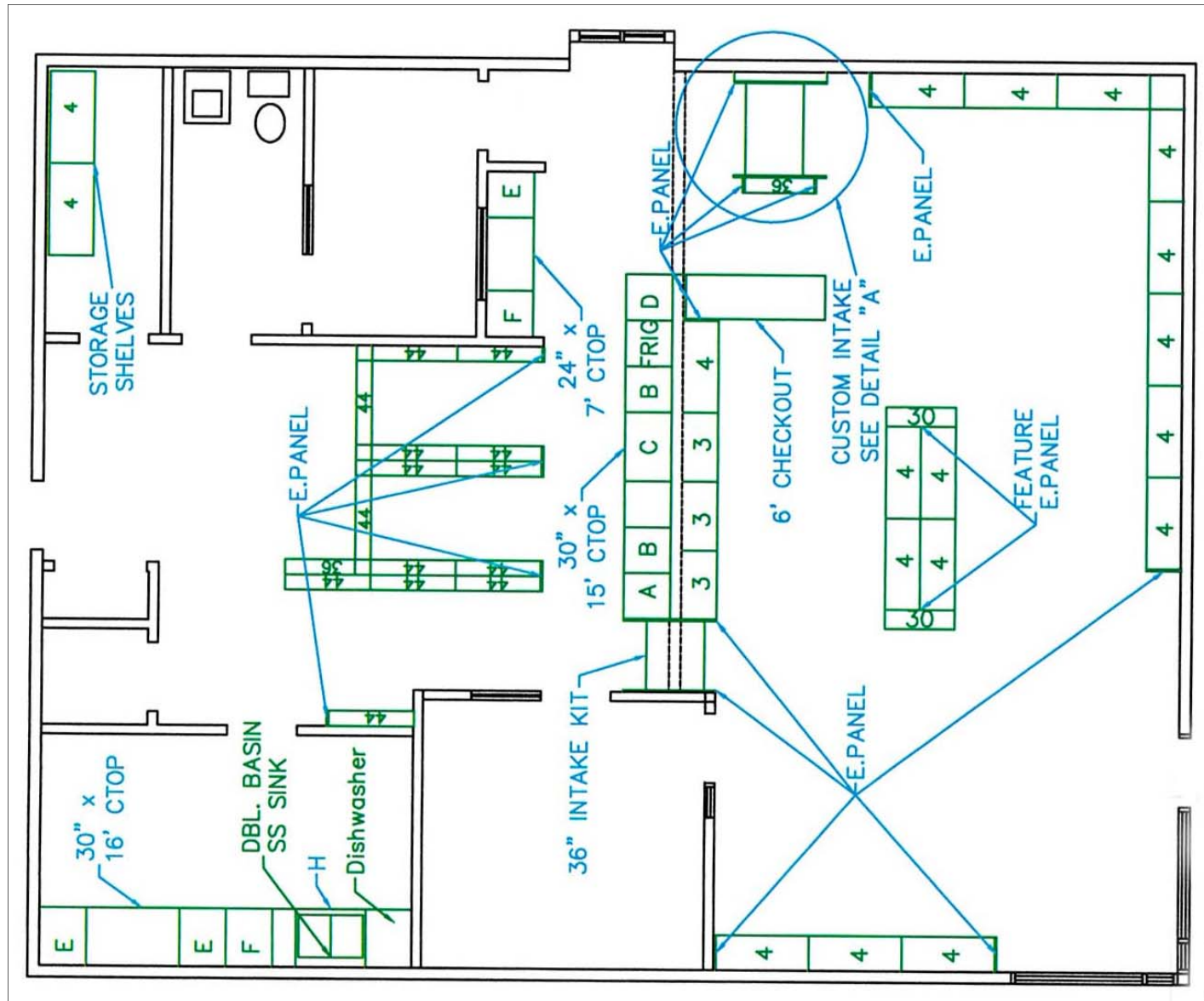
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MEDICAP PHARMACY  
105 N. WARRIOR LANE  
WAUKEE, IA.

FLOOR PLAN

6/23/99

SCALE: 1/8" = 1'-0"