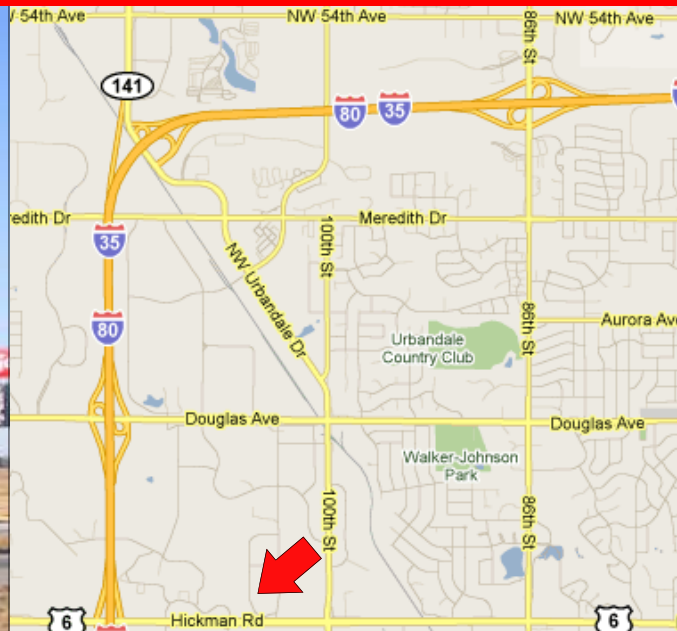


11020 FRONTAGE ROAD, URBANDALE, IA 50322



For Sale/Lease

- Sale Price: \$240,000
- Lease Price: \$10/ SF NNN
- Building Size: 3,426 SF
- Lot Size: 30,625 SF
- Former convenience store location - Canopy
- Tanks have been removed-no contamination
- Drive thru tunnel-Car wash? Service bays?

- Combined I-35/80 & Douglas traffic count of 120,000 cars per day

Population / Average HH Income

<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
2,328	17,033	51,529
\$105,182	\$110,170	\$101,605

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