

For Lease
Office
3,862 SF



8134 Douglas Ave

8134 Douglas Ave
Urbandale, Iowa 50322

Property Highlights

- Modern Dining Room Updates
- Turnkey Restaurant With Kitchen Updates
- High Visibility - Est. 18,950 Daily Vehicles On Douglas

Property Description

Fresh, modern dining atmosphere that requires zero renovation work. This facility underwent a comprehensive overhaul in 2022, ensuring that all mechanicals, aesthetics, and back-of-house operations meet modern standards. The dining room features contemporary finishes that provide a welcoming ambiance for patrons in an accessible, high traffic location.

OFFERING SUMMARY

Available SF	3,862 SF
Lease Rate	\$25.00 SF/yr (NNN)
Lot Size	1.46 Acres
Building Size	3,862 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	1,118	\$99,100
0.5 Miles	3,071	\$96,895
1 Mile	11,830	\$95,814

For more information

Chris Fultz

O: 319 331 3191
cfultz@iowarealtycommercial.com

Matt T. Connolly

O: 515 975 9600
mconnolly@iowarealtycommercial.com

Additional Photos



For Lease

Office Building

3,862 SF | \$25.00 SF/yr

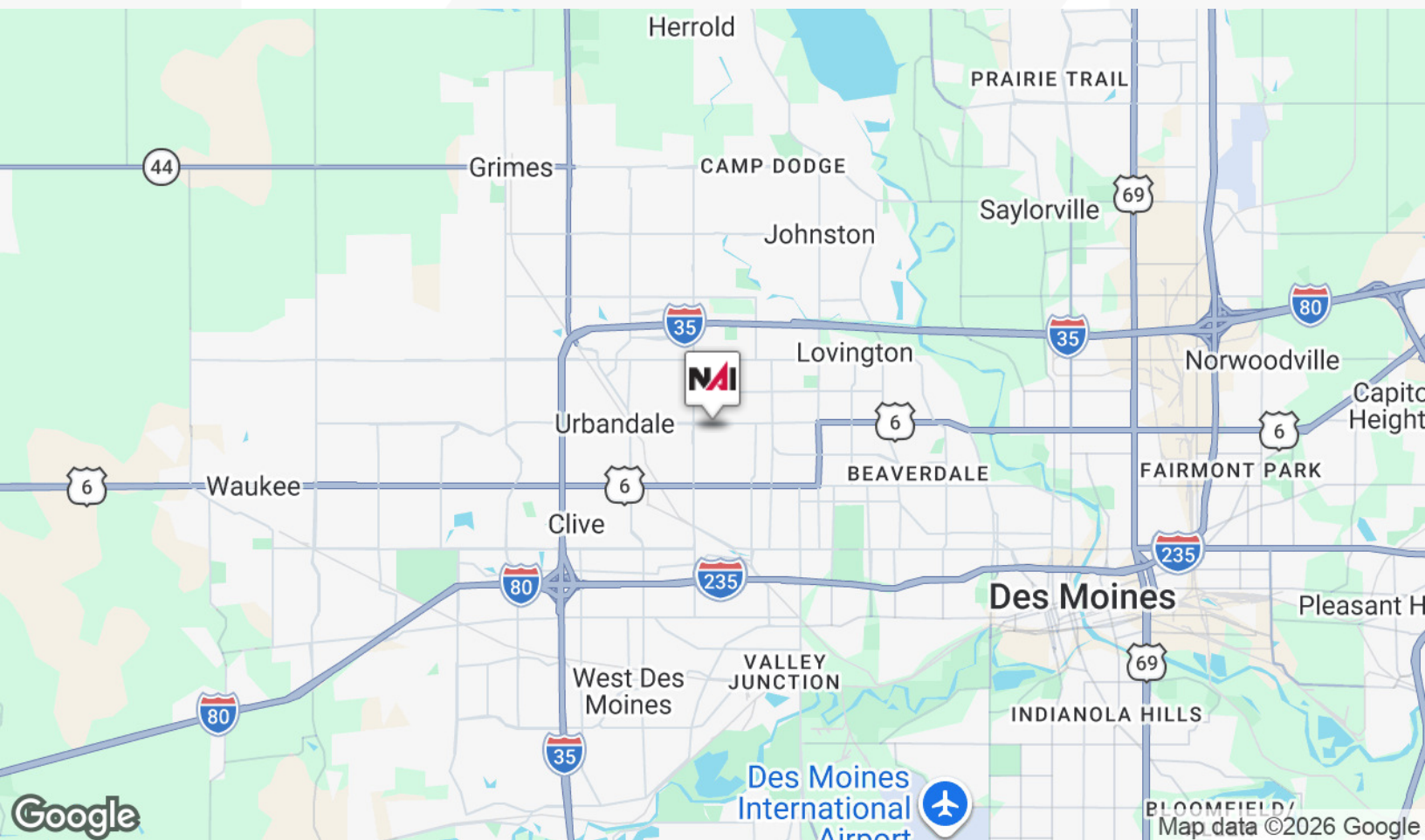
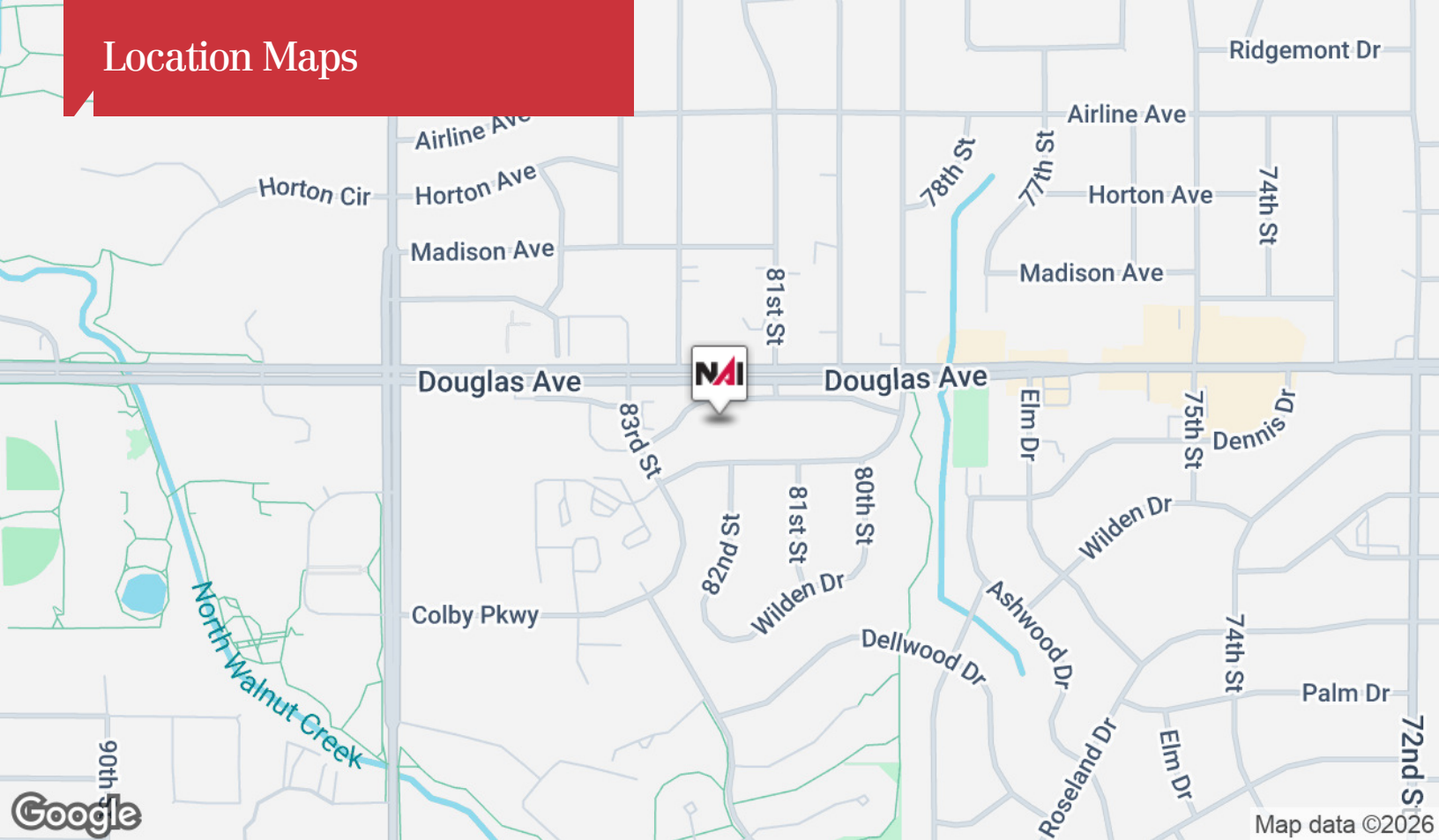


Floor Plans

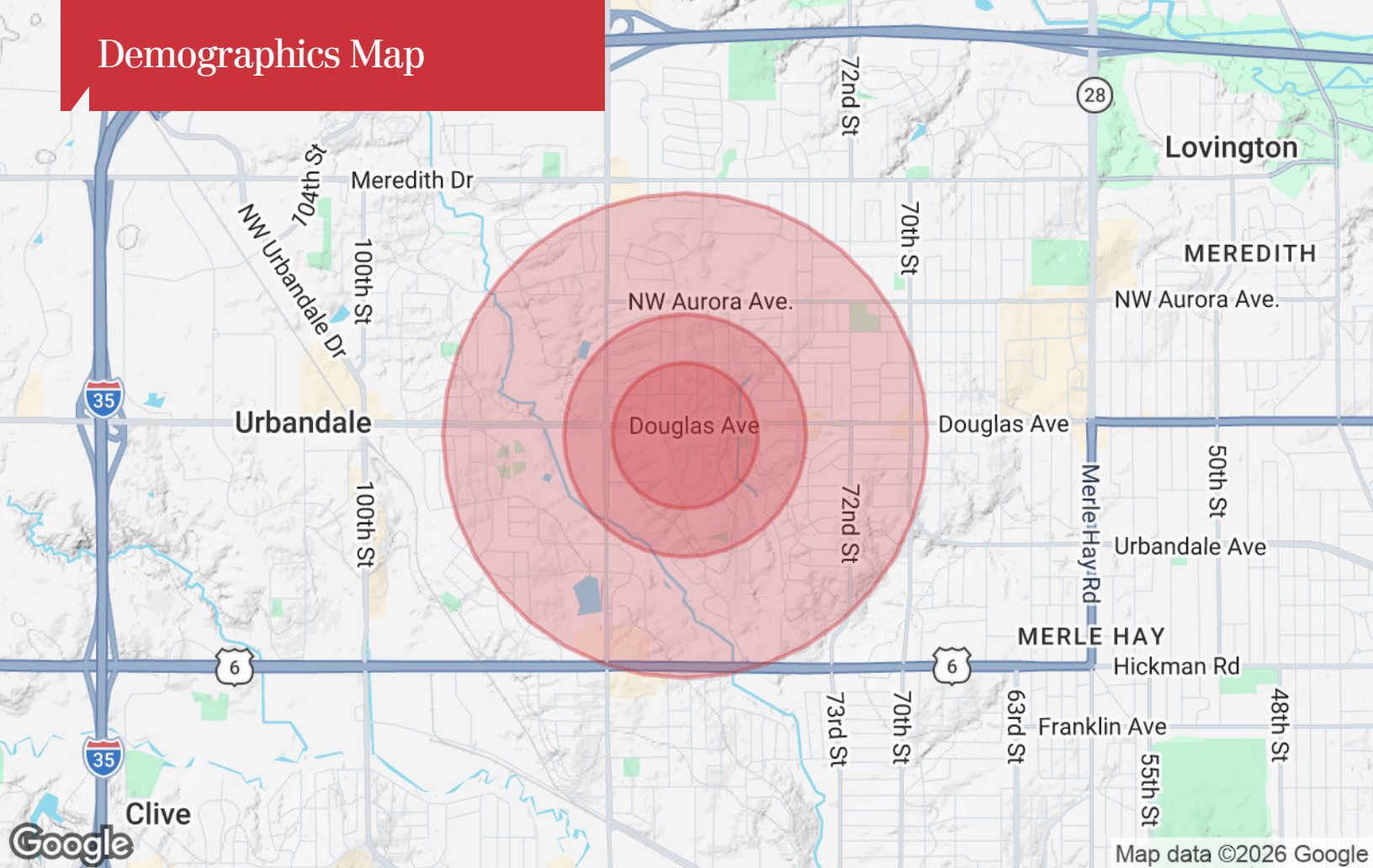


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Location Maps



Demographics Map



Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	1,118	3,071	11,830
MEDIAN AGE	43	42	41
MEDIAN AGE (MALE)	41	41	40
MEDIAN AGE (FEMALE)	44	44	42

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	490	1,320	5,092
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$99,100	\$96,895	\$95,814
AVERAGE HOUSE VALUE	\$305,017	\$295,463	\$274,272

* Demographic data derived from 2020 ACS - US Census