

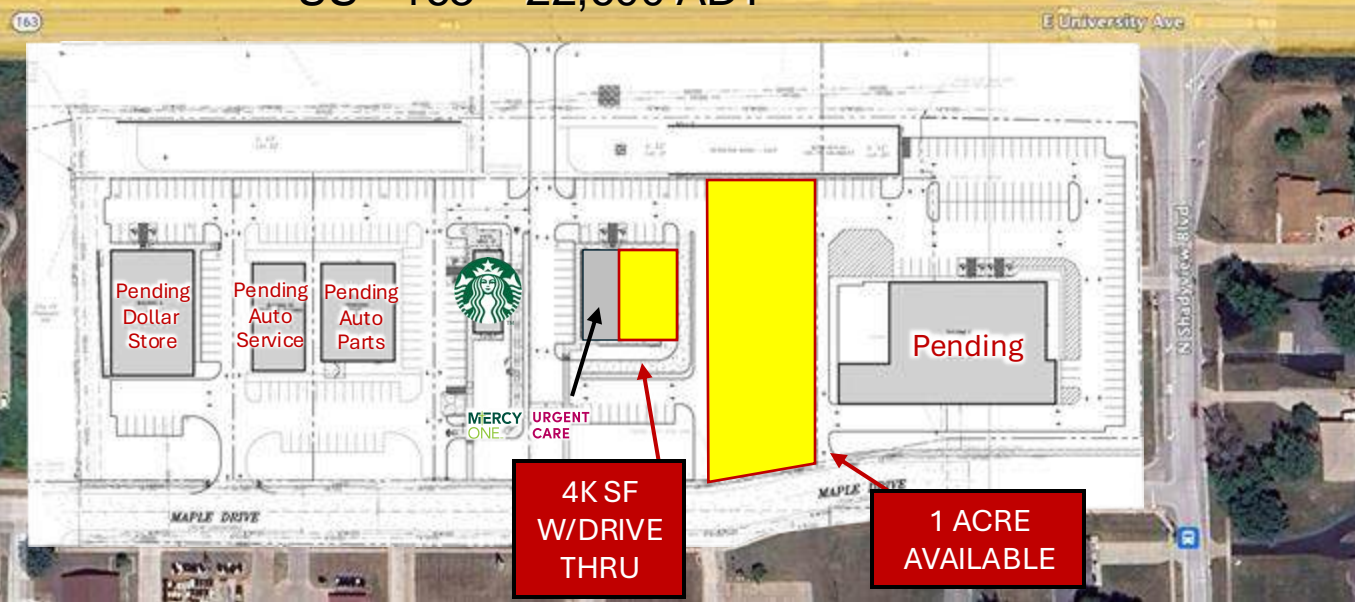
FOR LEASE

HY-VEE SHADOW ANCHORED DEVELOPMENT

GROUND LEASE OR BTS & UP TO 4K ENDCAP WITH DT

CALL FOR PRICING

US - 163 – 22,600 ADT



SWC E University & N Shadyview Blvd

Pleasant Hill, IA 50527

- Rare opportunity in tight retail trade area
- Between Hy-Vee and Fareway Grocers
- Join Starbucks and other national brands
- East access to 65 and surrounding regions



For more information

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TRADE AREA

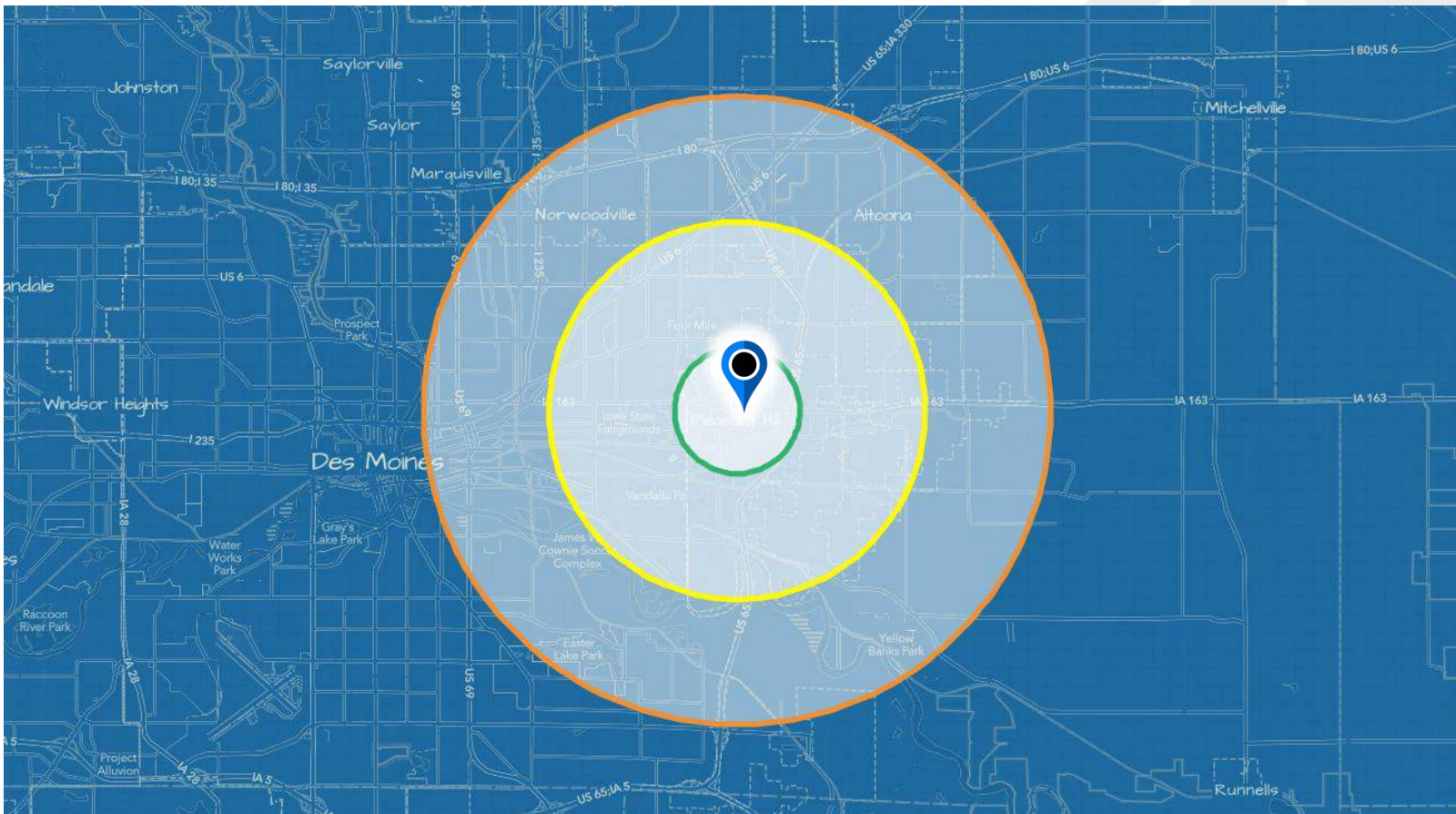


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DEMOGRAPHICS



Metrics

1 Mile

3 Miles

5 Miles

TOTAL POPULATION	6,491	41,446	101,196
DAYTIME POPULATION	6,332	29,109	95,571
AVERAGE HH INCOME	\$111,082	\$94,514	\$94,098
HOUSEHOLDS	2,602	15,458	36,796
HOUSEHOLD SIZE	2.42	2.54	2.57
MEDIAN AGE	42.4	38.1	36.8
AVERAGE HOME VALUE	\$289,162	\$270,653	\$271,278
GROWTH 2023-2028	0.47%	0.73%	0.71%