

## 4656 86th St - Oakwood Plaza

4656 86th St | Urbandale, IA | US | Polk County

Available SF: 948 | Lease Rate: \$15 | Lease Terms: Triple Net



### Property and Area Description

Rental Rate -\$15.00 /SF/Yr Date- Available Now Service Type- Net,Space  
Use- Retail Lease Term - Negotiable

### Population



**9,378**

1 Mile Radius

**67,851**

3 Mile Radius

**173,537**

5 Mile Radius

Source: ESRI®, 2024

### Households



**3,774**

1 Mile Radius

**28,060**

3 Mile Radius

**71,827**

5 Mile Radius

Source: ESRI®, 2024

### Transportation

**Nearest Highway:** Hwy 141 (2.0 mi.)

**Nearest Interstate:** I-80/35 (.5 mi.)

**Ingress/Egress Notes:** Access to Interstate 35/80 via 86th Street Interchange & 100th Street Interchange

**Nearest Airport:** Ankeny Regional (12.9 mi.)

**Nearest Commercial Airport:** Des Moines International (19.9 mi.)

**Rail Served:** No

**Rail Served By:** Unknown

**Rail Accessible:** No

**Rail Infrastructure in Place:** No

### Utilities

**Electric:** MidAmerican Energy Company

**Natural Gas:** Mid American Energy

**Water:** Urbandale Water

**Sewer:** Urbandale Water

**Telecommunications:** Urbandale is served by a variety of telecommunication providers. Providers include: CenturyLink, Consolidated Communications, Mediacom, Unite Private Networks, Verizon, & Windstream

Building Type:	Retail
Available SF:	948
Total SF:	17,802
Expandable:	No
Zoning:	Commercial
Year Built:	2000
Specialty Features:	TIF District
Can Subdivide:	Yes
Within City Limits:	Yes
Lease Rate:	\$15
Lease Terms:	Triple Net
Lease Rate Note:	\$15.00/SF NNN
Last Updated:	Jul 27, 2022

### Economic Development Contact

**Curtis Brown**  
City of Urbandale  
3600 86th Street  
Urbandale, IA 50322  
(515) 331-6756 | cbrown@urbandale.org

### Realtor/Owner Contact

**Sue Clark**  
Sue Clark Real Estate  
(515) 490-1995 | seclark@ccim.net

Property Images

