

## Walnut Crest- Northwest Retail Building - 4555 NW 156th Street

156th Street & Meredith Drive | Urbandale, IA | US | Dallas County  
Available SF: 11,580 | Lease Rate: \$22 | Lease Terms: Triple Net



GREATER DALLAS COUNTY

Development Alliance



Building Type:	Retail
Available SF:	11,580
Total SF:	11,578
Number of Stories:	1
Expandable:	No
Zoning:	Retail, Office
Site Size:	1.38 Acres
Year Built:	2020
Former Use:	New Construction
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Unknown
Lease Rate:	\$22
Lease Terms:	Triple Net
Lease Rate Note:	\$22.00/SF NNN
Last Updated:	Feb 28, 2023

### Economic Development Contact

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City of Urbandale  
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### Realtor/Owner Contact

Chris Dawson  
Terrus Real Estate Group  
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### Property and Area Description

PROPERTY INFORMATION ► 1,770 to 11,580 Rentable Square Feet of Retail or Office Available For Lease ► 5,032 Square Foot Restaurant Space with Patio ► Pre-Leasing ► NNN Lease Rates Negotiable ► Neighborhood Center with Opportunities For Medical Clinic, Restaurants, Fast Food, Insurance, Chiropractor, Fitness, Tanning, Waxing & More ► Corner Location on Meredith Drive at 156th Street Near the Planned HyVee Convenience Store ► Rapidly Growing Residential Area ► Meredith Drive is Four Lanes from NW 156th to Interstate with South On-Ramps Coming Fall 2020/Four Lanes to Alice's Road Coming Fall 2019 ► Adjacent to Walnut Creek Regional Park

### Population



299,713  
10 Mile Radius

648,969  
20 Mile Radius

802,099  
30 Mile Radius

Source: ESRI®, 2024

### Households



122,013  
10 Mile Radius

259,255  
20 Mile Radius

318,469  
30 Mile Radius

Source: ESRI®, 2024

### Transportation

**Nearest Highway:** Highway 6 (2.00 mi.)  
**Nearest Interstate:** Interstate 35/80 (3.0 mi.)  
**Nearest Airport:** Ankeny Regional Airport (19.00 mi.)  
**Nearest Commercial Airport:** Des Moines International Airport (17.60 mi.)  
**Rail Served:** No  
**Rail Served By:** None  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No

### Utilities

**Electric:** MidAmerican Energy Company  
**Natural Gas:** MidAmerican Energy Company  
**Water:** Urbandale Water Utility  
**Sewer:** Urbandale Sanitary Sewer

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