

Building Type:	Retail
Available SF:	1,760
Total SF:	14,836
Site Size:	3.2 Acres
Lease Rate:	\$18
Lease Terms:	ANNUAL
Last Updated:	Sep 5, 2024

Economic Development Contact

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Property and Area Description

Now available for lease is an endcap, 2nd generation restaurant space with a drive -thru window at the SE corner of Isaac Newtown Drive and South Dayton Avenue. Space is adjacent to Kum & Go convenience store and across the street from a new Kwik Star. This growing area of Ames includes almost 900 hotel rooms in 12 hotel properties within a 1/4-mile radius and access to over 2.3 million square feet of commercial/ industrial development immediately north of the property which provides excellent daytime demographics for quick service restaurant operators. The property also features easy access to Highway 30 via the South Dayton Avenue interchange (26,800 vehicles per day) and Interstate 35 (over 45,000 vehicles per day). Available Space + 1,760 square feet (endcap space, with drive thru) Lease Rate + Base rent: \$18.00/SF NNN + CAMIT: \$11.85/SF Building Features + Shared Grease Interceptor with adjacent Kum & Go + Available as soon as October 1, 2024 + Monument Signage and 2-Sides of Building Signage

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation