

Building Type:	Retail
Available SF:	5,400
Total SF:	13,451
Site Size:	3.86 Acres
Lease Rate:	\$18.5
Lease Terms:	ANNUAL
Last Updated:	May 7, 2025

### Economic Development Contact

**Dan Culhane, CEcD, CCE**  
Ames Regional Economic Alliance  
304 Main Street  
Ames, IA 50010  
(515) 232-2310 | dan@amesalliance.com

### Realtor/Owner Contact

**Bill Wright**  
CBRE  
5154156100 | bill.wright2@cbre.com

### Property and Area Description

Property Overview Retail space available for lease located on Mortensen Road and S. Dakota Avenue in Ames, Iowa. The property features a strategic location with ample parking and high visibility to US Highway 30, attracting a steady flow of vehicle traffic. Available units range in size, suitable for various retail & restaurant operations. The center benefits from proximity to local amenities, making it an ideal location for businesses looking to thrive in an established community Available Space • Suite 101: 3,000-5,400 SF - Existing restaurant space with hood system, walk in cooler, equipment, and furniture/fixtures. - Outdoor patio space - Willing to demise space - Available May 1, 2025 • Suite 105: 1,176 SF - Former hair salon - Available immediately • Suite 106: 3,000 SF - Former tanning salon - Available July 1, 2025 Lease Rate • Lease Rate: \$18.50/SF NNN • OPEX: \$6.74 Building Features • Built in 2005 • Ample parking • Building facade signage • Close proximity to Iowa State University • Visibility to US Highway 30 • Nearby businesses include Kum & Go, Jimmy John's, Sleep Inn & Suites, Hilton Garden Inn, All Iowa Attack Fieldhouse, Sukup Basketball Center, and Perfect Games.

### Population



Source: ESRI®, 2024

### Households



Source: ESRI®, 2024

### Transportation