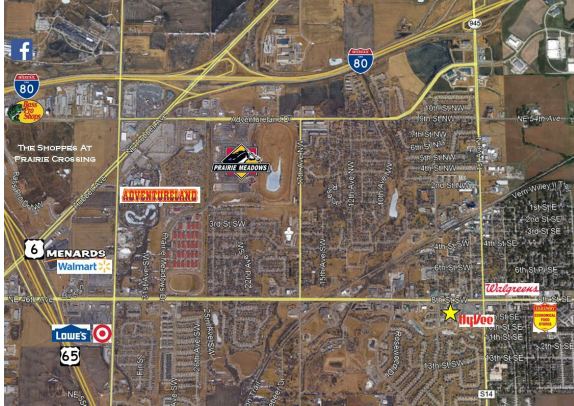


415 Center Place SW

415 Center Place SW | Altoona, IA | US | Polk County

Available SF: 7,041 | Lease Terms: Triple Net | Sale Price: \$15



Property and Area Description

New mixed-use development with Fall 2018 delivery. Located across the street from Prairie Heritage Civic Plaza and less than a block from HyVee, Pizza Ranch, Jimmy Johns, Caseys, Kum & Go, and Walgreens. Interstate 80 is less than two miles away.

Population

	236,507 10 Mile Radius	630,217 20 Mile Radius	819,731 30 Mile Radius
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Source: ESRI®, 2024

Households

	93,539 10 Mile Radius	252,830 20 Mile Radius	326,776 30 Mile Radius
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Source: ESRI®, 2024

Building Type:	Retail
Available SF:	7,041
Total SF:	7,041
Zoning:	Retail, Residential, Office
Site Size:	.61 Acres
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Wood
Sale Price:	\$15
Sale Price Note:	\$15.00 - \$17.00/SF
Lease Terms:	Triple Net
Last Updated:	Oct 6, 2020

Economic Development Contact

Alex Lynch

East Polk Innovation Collaborative

5160 Maple Drive, Ste C

Pleasant Hill, IA 50327

(515) 957-0088 | alex.lynch@epictomorrow.org

Realtor/Owner Contact

Mike Marci III, CCIM

CBRE|Hubbell Commercial

(515) 221-6625 | mike.marci@cbre-hubbell.com

Transportation

Nearest Highway: Highway 65 (2.2 mi.)

Nearest Interstate: I-80 (3.4 mi.)

Nearest Airport: Ankeny Regional Airport (9.7 mi.)

Nearest Commercial Airport: Des Moines International Airport (21 mi.)

Rail Served: Unknown

Rail Served By: Unknown, Other

Rail Accessible: Unknown

Rail Infrastructure in Place: Unknown

Utilities

Electric: MidAmerican Energy Company

Natural Gas: MidAmerican Energy Company

Water: City of Altoona

Sewer: City of Altoona

Chad Quick | Economic Development Director | City of Altoona
900 Venbury Drive | Altoona, IA 50009 | (515) 967-5136 | cquick@altoona-iowa.com