

RETAIL FOR LEASE

8190 HICKMAN RD

Clive, IA 50325



PROPERTY DESCRIPTION

Discover 8190 Hickman Rd, Clive, IA. This property offers a prime location for lease, featuring versatile layouts to suit your needs. With ample parking and high visibility, your business. Strategically positioned adjacent to multiple communities, offering excellent accessibility and visibility.

PROPERTY HIGHLIGHTS

- 4000sf of Retail space
- 576sf of storage with a drive indoor
- Ample Parking
- Close to the western suburbs

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	4,576 SF
Lot Size:	21,397 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	606	1,725	4,914
Total Population	1,430	4,028	11,393
Average HH Income	\$75,676	\$79,123	\$87,047

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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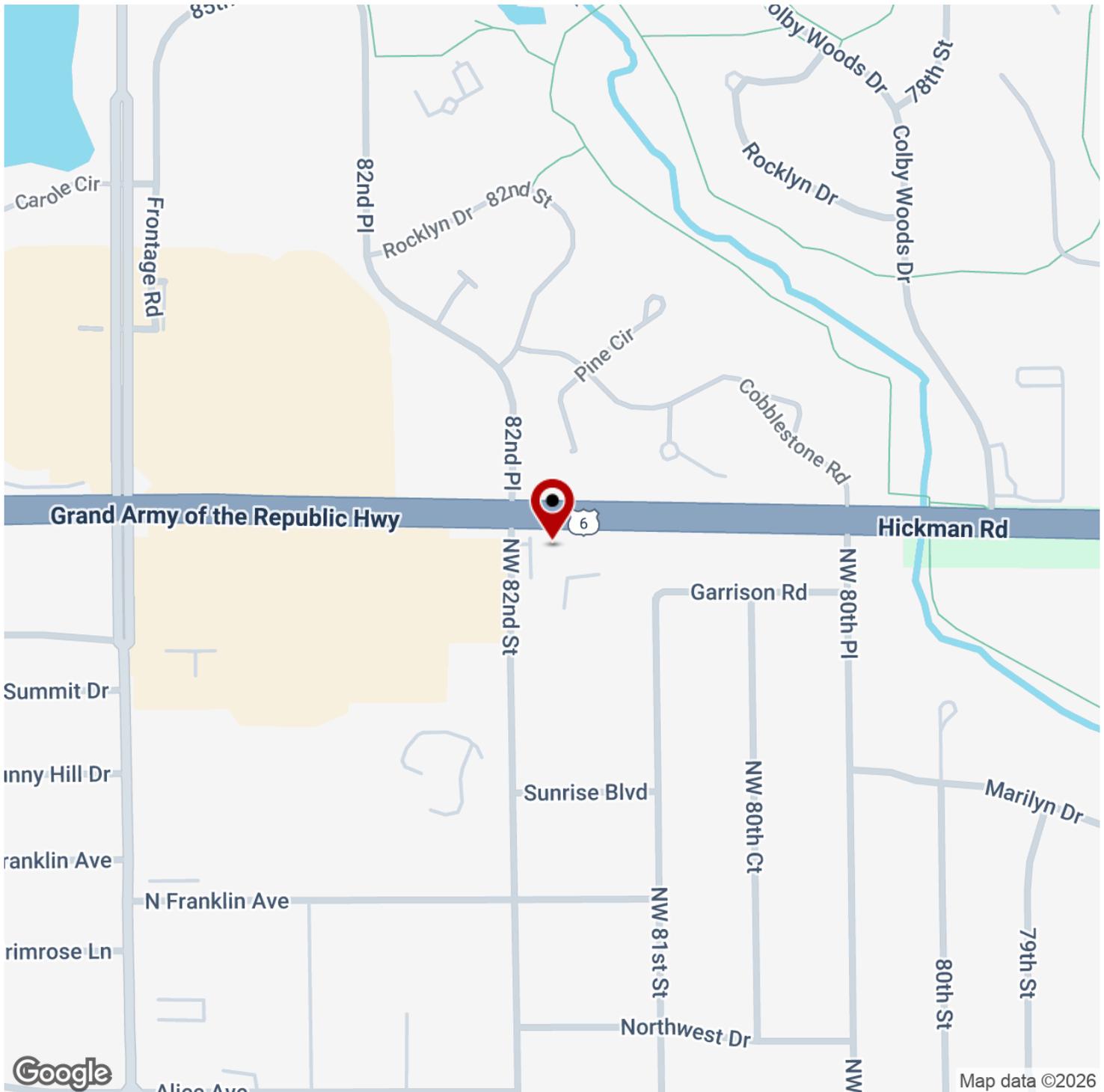
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

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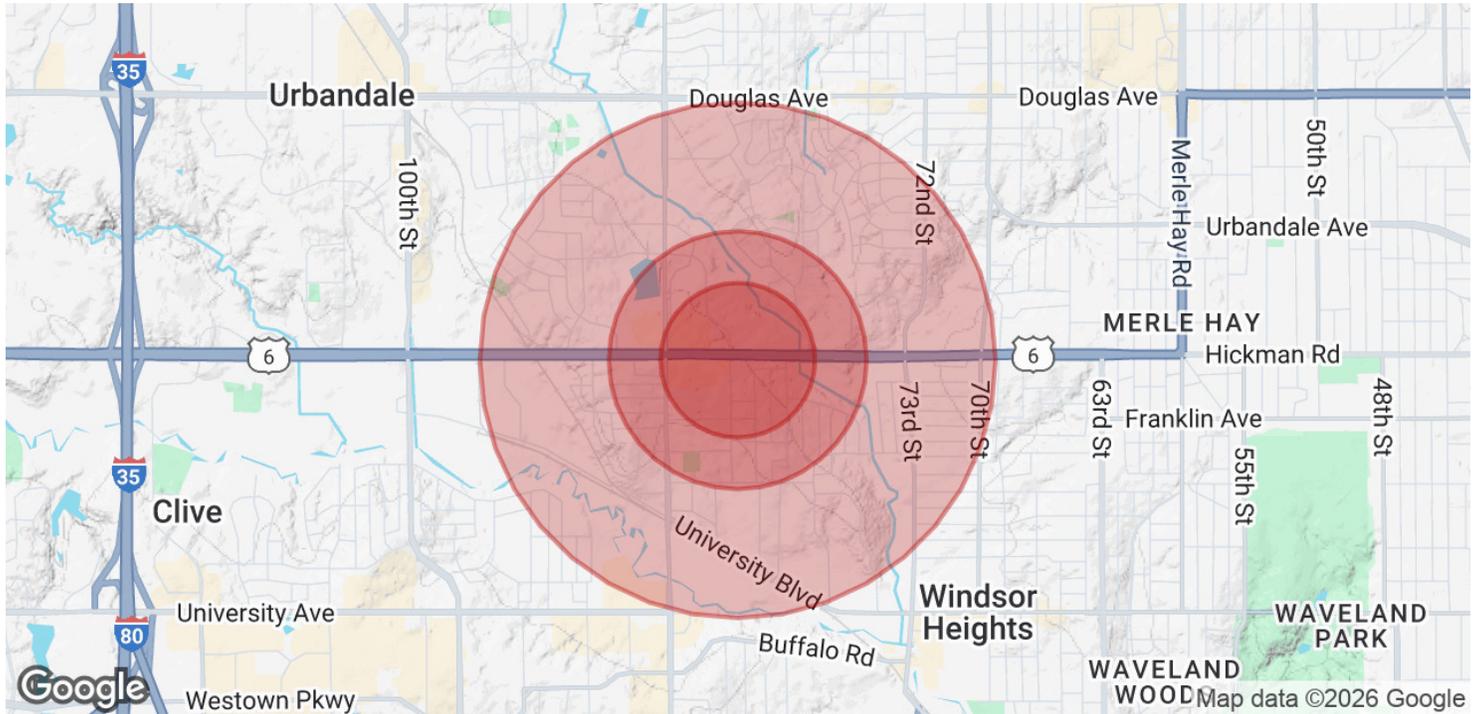
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,430	4,028	11,393
Average Age	37	38	40
Average Age (Male)	37	37	39
Average Age (Female)	37	38	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	606	1,725	4,914
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$75,676	\$79,123	\$87,047
Average House Value	\$264,019	\$267,538	\$280,340

Demographics data derived from AlphaMap

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