



# CALIBER

COMPANY



## RETAIL FOR SALE

7015-7025 Douglas Avenue, Urbandale, IA 50322

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7015-7025 Douglas Ave, Urbandale, IA **FOR SALE**



## PROPERTY DESCRIPTION

The property consists of 3 parcels totaling 0.59 acres, with 1 free standing building (a former Dairy Queen ), a fully occupied 3 tenant retail building and a rear vacant lot of additional parking. Both buildings feature newer roofs.

The property is located in the heart of old town Urbandale and the center of the Downtown Urbandale Revitalization Project "Big Node", 1 mile west of Merle Hay and 1 mile east of 86th St with traffic counts of approximately 18,000 VPD. The Downtown Urbandale revitalization project is a significant initiative aimed at transforming the Douglas corridor between 65th St. and 72nd St. to make the area a walkable destination for dining and entertainment.



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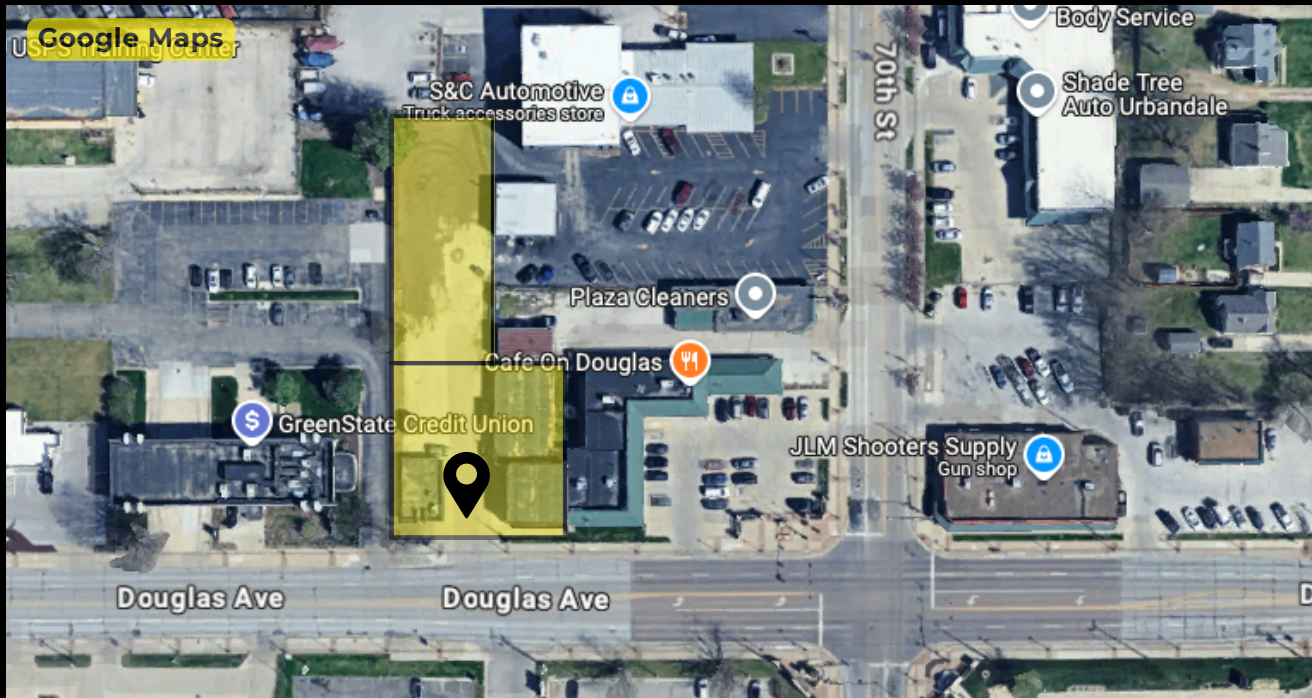
## OFFERING SUMMARY

Building 1:	5,678 SF
Building 2:	972 SF
Land Size:	0.59 Acres
Zoning:	C-N
Price:	Negotiable





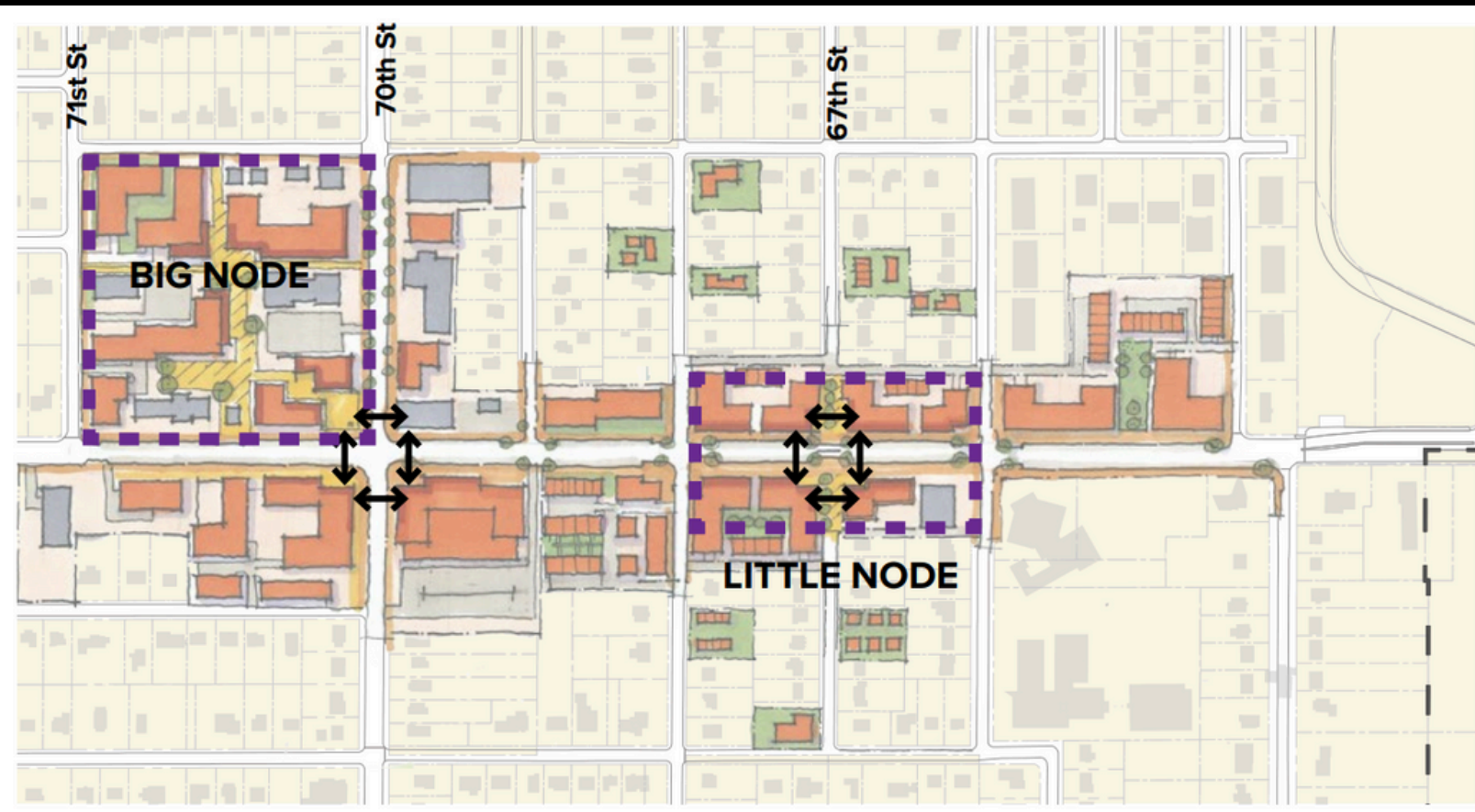
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,506	82,620	189,432
Average Age	38.8	39.6	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,430	36,710	79,949
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$79,467	\$93,121	\$94,737
Average House Value	\$193,186	\$220,658	\$227,921



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## URBANDALE REVITALIZATION PROJECT

The Downtown Urbandale revitalization project is a significant initiative aimed at transforming the city's historical core into a vibrant and engaging destination with new retail spaces, dining and mixed use properties to introduce new housing options for the community.

A key objective is to foster a pedestrian-friendly environment that encourages community gathering and supports a thriving dining and entertainment scene in the heart of Urbandale. The city aims to create a "sense of place" that attracts residents and visitors alike.

Some key components emphasis on mixed-use development, including street-level retail with upper-story residential, Improvements to pedestrian and bicycle access, evaluation and optimization of parking and enhancement of public spaces and landscaping.

The City of Urbandale desires to encourage and assist property owners and businesses in downtown Urbandale to make lasting investments to real estate within the area. Through strategic assistance to projects, the City wants to see a culture of reinvestment and vitality generated in the area for all Urbandale residents to enjoy.



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## LISTING AGENTS



COMMERCIAL AGENT

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