

# NW BUSINESS PARK - MERLE HAY

## 5335 MERLE HAY ROAD ~ JOHNSTON, IOWA



### RETAIL AND OFFICE SPACE FOR LEASE

- Suites 2, 3, 4 & 5 immediately available, 1,400 SF - 5,600 SF; \$10.00/SF NNN
- Suite 6 immediately available, 1,465 SF; \$9.00/SF NNN
- 2010 CAM: \$5.00/SF
- Short term leases available

Northwest Business Park is a well-positioned community center near the I-35/80 interchange in Johnston, IA. The park is ideally suited to support neighborhood retail. Professional office and warehouse uses.

- Daily Traffic Counts (2008)
  - Merle Hay Rd = 27,500 Vehicles
  - Johnston Dr = 6,500 Vehicles

#### DEMOGRAPHICS

	<u>3 mile</u>	<u>5 mile</u>
Population	59,960	150,113
Avg. HH Income	\$84,838	\$76,902
Per Capita Income	\$35,731	\$32,358

#### CONTACT

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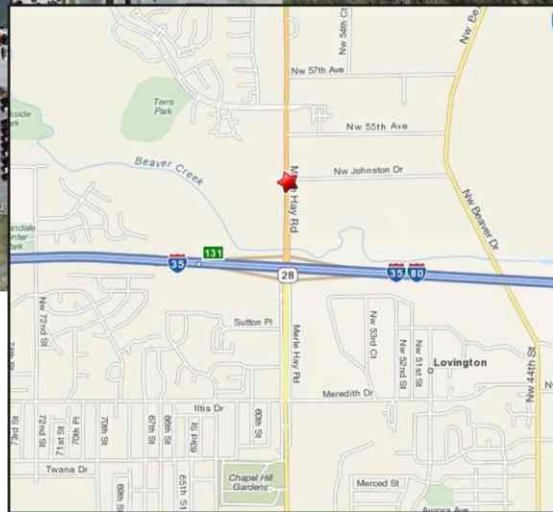


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