

RETAIL SPACE FOR SUBLEASE



2420 LINCOLN WAY SUITE 104 | AMES, IA

JORDAN BOUSLOG
Senior Associate
+1 515 402 9131
jbouslog@iowaca.com

BRANDON FITZ
Senior Associate
+1 319 400 0202
bfitz@iowaca.com

MARK E. TIMMINS, J.D.
Senior Associate
+1 515 988 2765
mtimmings@iowaca.com

14,333 RENTABLE SF

\$20.00/SF NNN

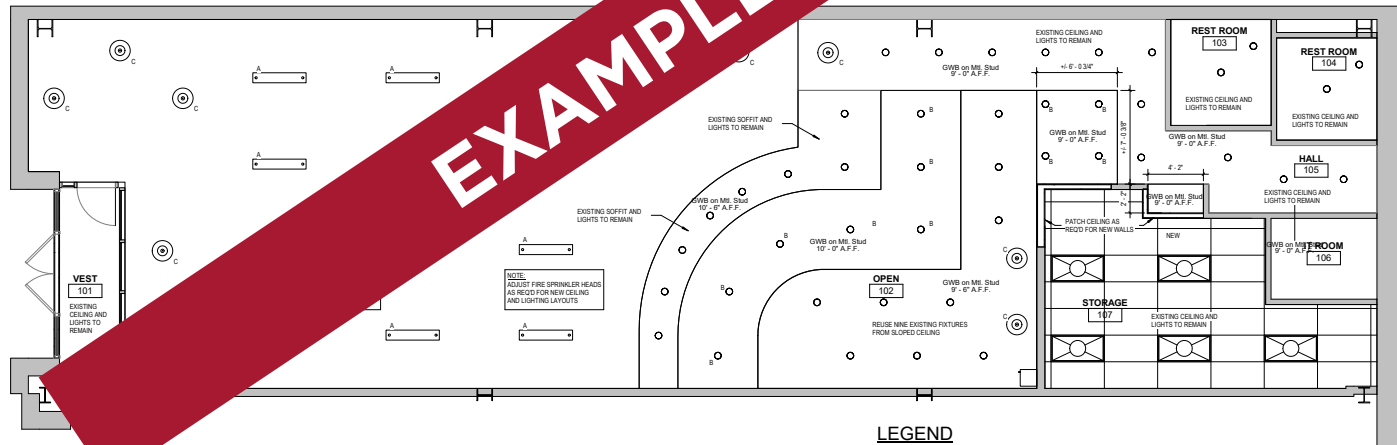
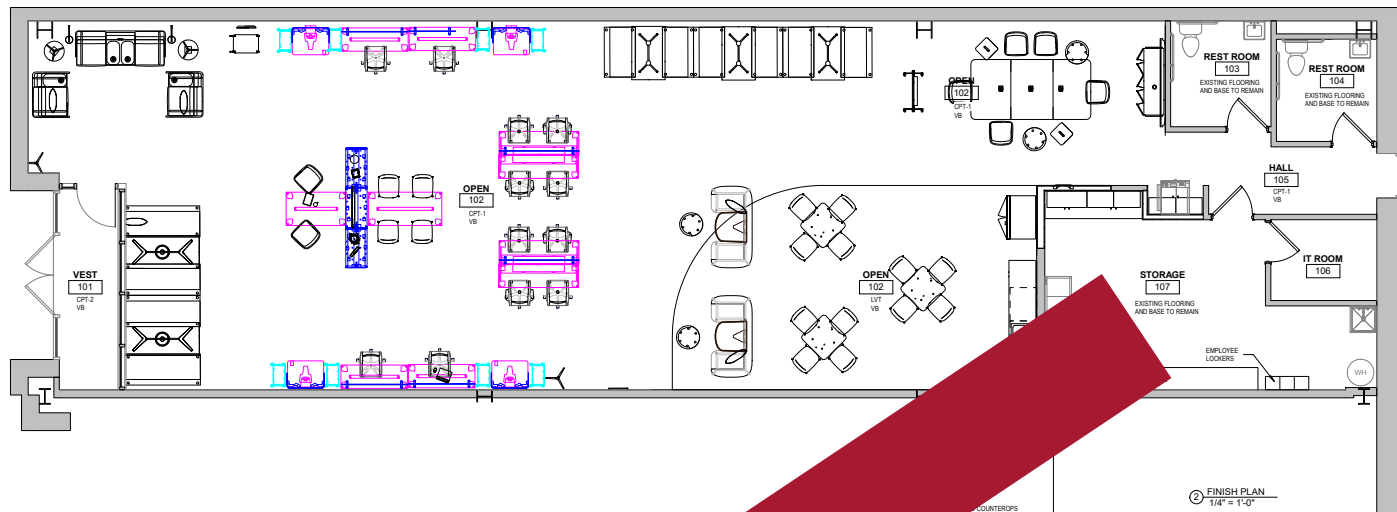
SUBLEASE THROUGH 1/31/36

SPACE HIGHLIGHTS

- Attractive retail space available for sublease
- Located on the corner of Lincoln Way & Welch Ave
- CAM 2023: \$8.92



FLOOR PLAN



EXAMPLE

LEGEND

- A - LED PENDANT FIXTURE
BASIS OF DESIGN
LUX LAMINARES
850 2.5
- B - 4" RECESSED LED
LITHONIA LOLEED
400K
- C - TBD

1 REFLECTED CEILING PLAN
3/4" = 1'-0"

LOCATION

AMES, IA

IOWA STATE UNIVERSITY
CAMPUS

Helser Residence Hall

Godfather's Pizza

Union Dr

Lake LaVerne

Union Dr

Morrill Rd

PANDA EXPRESS
GOURMET CHINESE FOOD

Godfather's Pizza

CVS pharmacy

Freddy's
STEAKBURGERS

2420 Lincoln Way

E41

LINCOLN WAY 17,800 VPD

E41

E41

usbank

Hayward

Welch Ave

Stanton Ave

Lynn Ave

Starbucks

POTBELLY
SANDWICH SHOP

DUNKIN'



SUBWAY

BLAZE PIZZA

Chamberlain St

Chamberlain St

JIMMY JONES
SANDWICHES

Chamberlain Pl

Stanton Ave

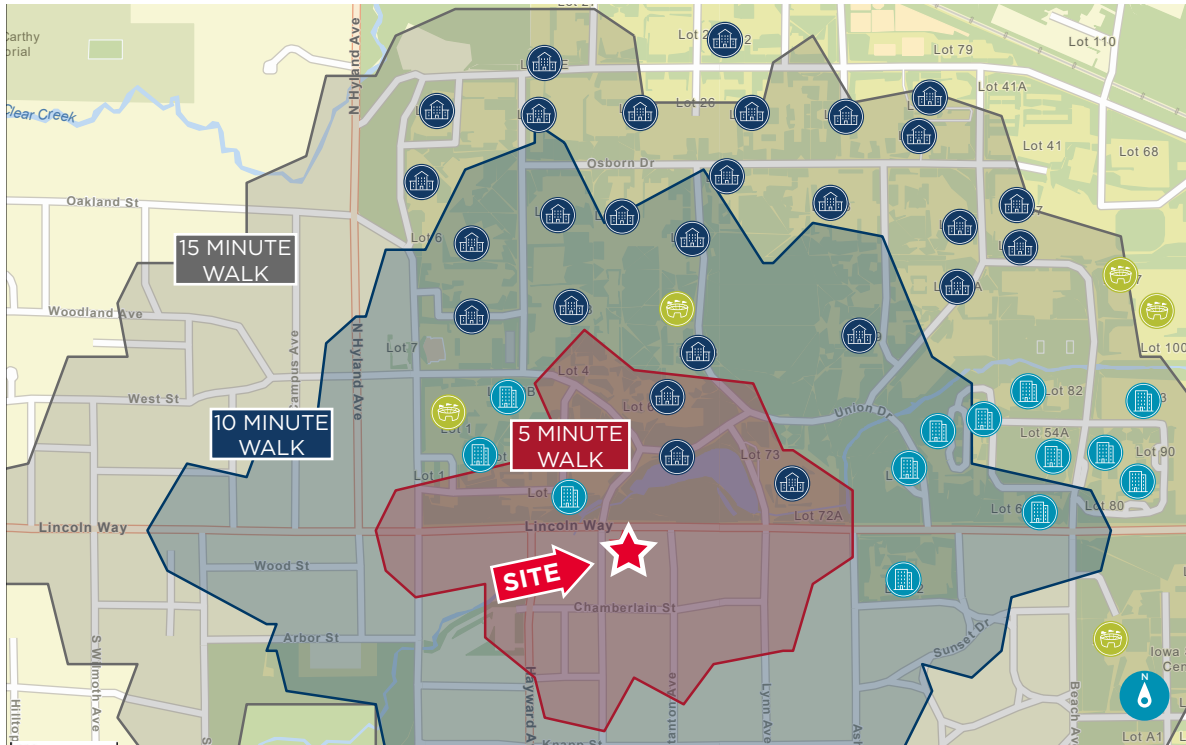
Kum & Go

Hunt St



LOCATION

IOWA STATE UNIVERSITY



With 30,177 students enrolled for the 2023-24 school year and approximately 2,000 faculty members, Iowa State University offers ample opportunities for a thriving business in this location.



LOCATED WITHIN MINUTES OF THE ISU CAMPUS

MAP LEGEND:

- Campus/education facility
- Stadium/Arena/Sports Facility
- Residential Hall

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|------------------|----------|----------|----------|
| Population | 20,126 | 66,024 | 71,750 |
| Median HH Income | \$32,200 | \$55,538 | \$57,089 |





**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

CONTACT

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