

# Urbandale—Office Building

2951 86th Street  
Urbandale, IA



Centrally located on NW 86th Street between Hickman Road & Douglas Avenue, Urbandale, Iowa.

- ◆ FOR SALE
- ◆ Owner/User or Value Add
- ◆ Great Opportunity!
- ◆ 13,052 SF Available
- ◆ 18,848 SF Quality Office Building
- ◆ 2.25 Acres
- ◆ 82 Parking Spaces (4.35/1000)
- ◆ Medical Neighborhood
- ◆ High traffic counts: 21,000 VPD

Price: \$1,250,000



**FOR SALE**



DEMOS	1 MILE	3 MILE	5 MILE
Population	12,759	82,554	210,360
Households	5,417	35,032	86,365
Median Age	37.8	39.1	37.1
Median Income	\$73,792	\$74,297	\$74,516
Average Income	\$93,564	\$95,426	\$98,968

**For more information please contact:**

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