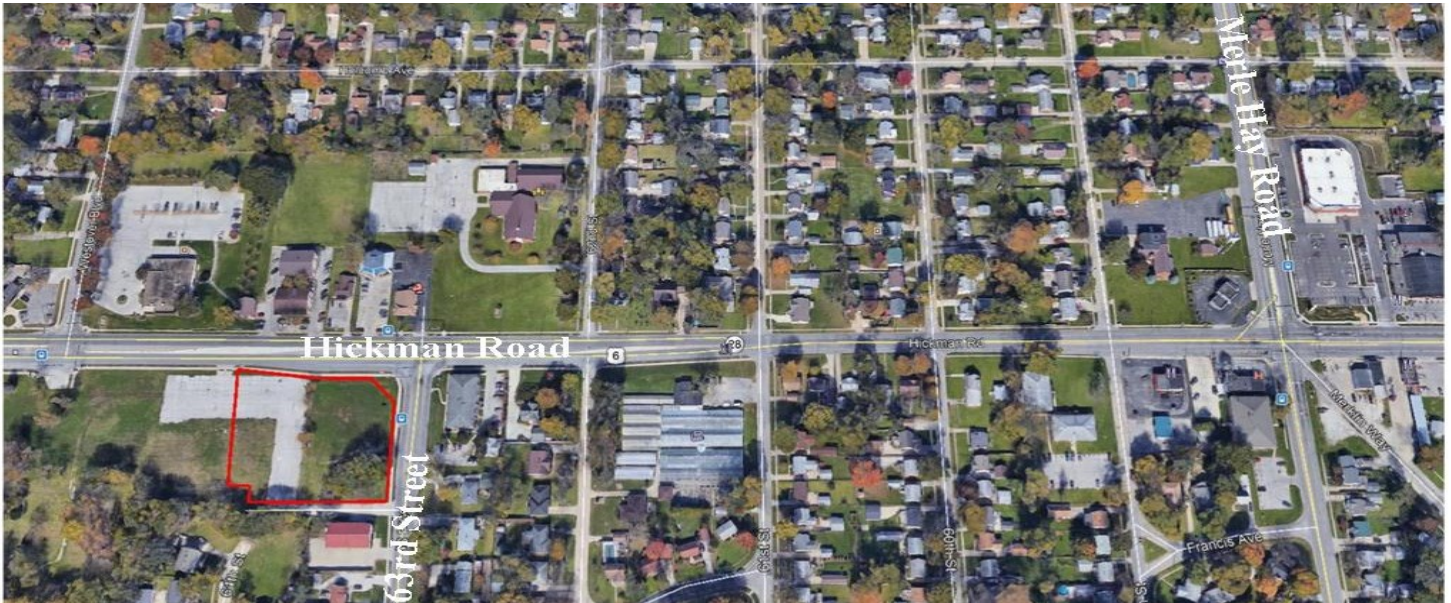


# WINDSOR CROSSING - RETAIL COMMERCIAL LAND

6300 Hickman Road  
Windsor Heights, Iowa

**FOR SALE**



## RETAIL / COMMERCIAL LAND

Retail Commercial land in the SW quadrant of Hickman Road and 63rd Street. This Ground offers the opportunity for commercial development on the corner of two major roads in Windsor Heights.

- 2.07 Acres
- Lighted intersection
- Zoned: Community Comm District Shopping Center, Office Use, Medical, Restaurant, Auto
- All utilities
- Traffic Counts:  
20,600 VPD on Hickman Road  
13,100 VPD on 63rd Street

DEMOS	1 Mile	3 Mile	5 Mile
Population	14,519	113,338	218,024
Avg. Income	\$59,639	\$64,088	\$64,651
Median Age	39.7	37.2	37.0

Price: \$1,125,000  
(Just Reduced)



## CONTACT

Daniel C. Siedenbug  
(515) 778-5566 Mobile  
(515) 223-6222 Office  
daniel@siedenbug.com



2020 V.2

