



# Johnston Town Center

HANSEN REAL ESTATE

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# Property Summary

Located in Johnston, IA  
@ Merle Hay Road and NW 62nd Avenue

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**Development Size:** 20 ACRES

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**Available SF:** 1,000 - 48,000 SF

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**Potential Use:** RETAIL, RESTAURANT, OFFICE, MEDICAL, HOTEL

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**Building Lease Rate:** NEGOTIABLE

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**Build-To-Suit:** CALL FOR OPTIONS

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**Traffic Counts:** 20,000 VPD

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**City Population:** 21,000 / 8,070 HOUSING UNITS

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# Big opportunity awaits in Johnston, IA

Situated in a high-income area just minutes from Interstate 80, the new Johnston Town Center is sure to attract commerce. Your business will be exposed to crowds from seasonal programmed events and the everyday foot traffic of city hall and park visitors. Johnston residents and out-of-towners are sure to take advantage of this new amenity as a place of gathering.

## Highlights



Seasonal splash pad



Seasonal ice rink



Large park + year-round events



Walkable to high-end living spaces



Bike trailhead on-site



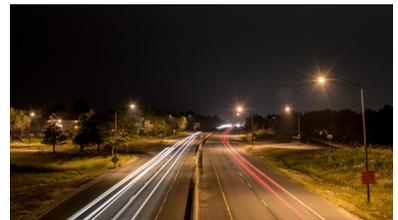
Rooftop venues available



High median income demographics



Neighbors many Johnston schools



Near interstate + strong traffic



Near large national businesses

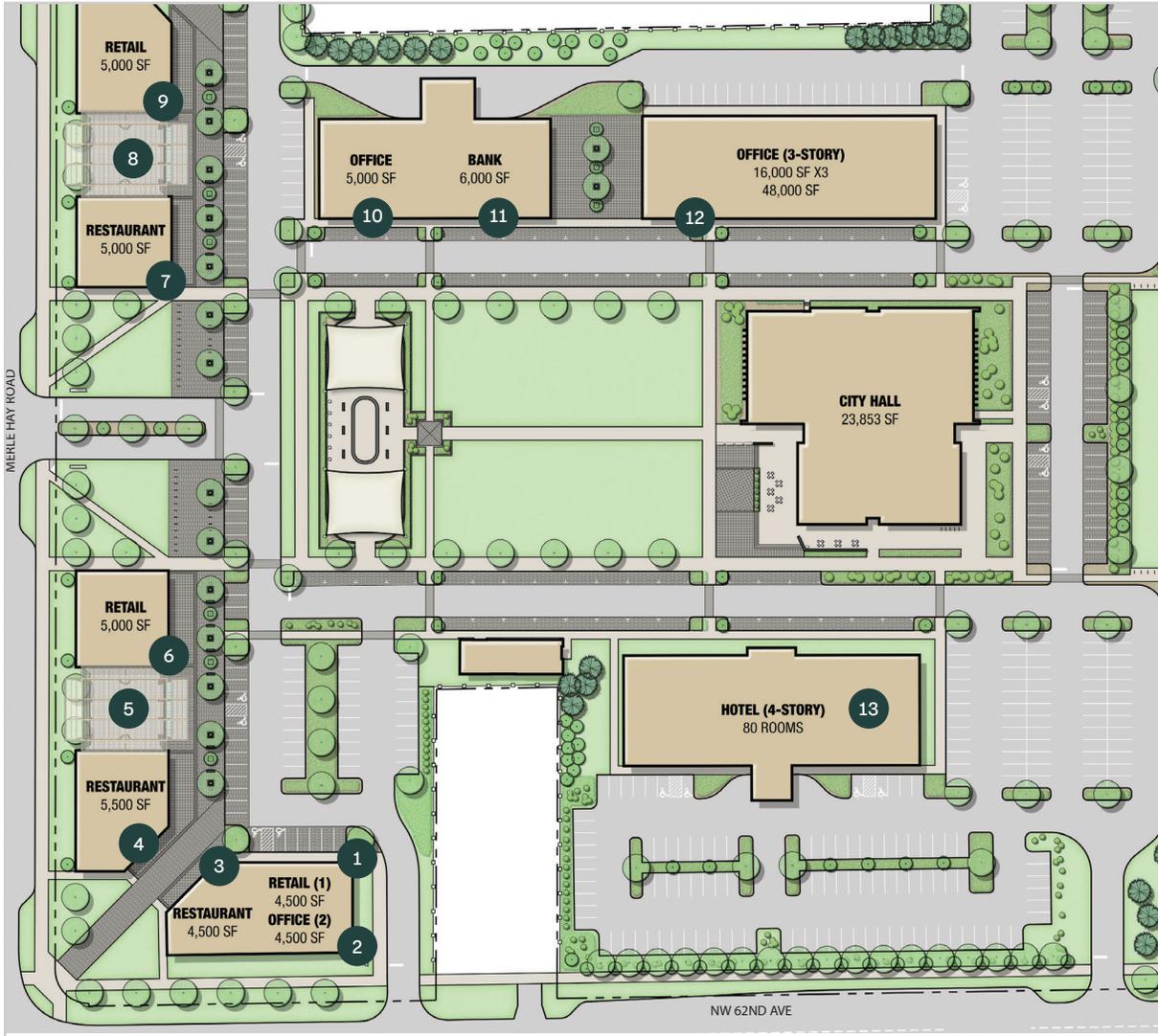


New city hall on property



New hotel planned





**Interested in leasing?**

Contact Hansen Real Estate to learn more about leasing opportunities available.

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# Site Plan

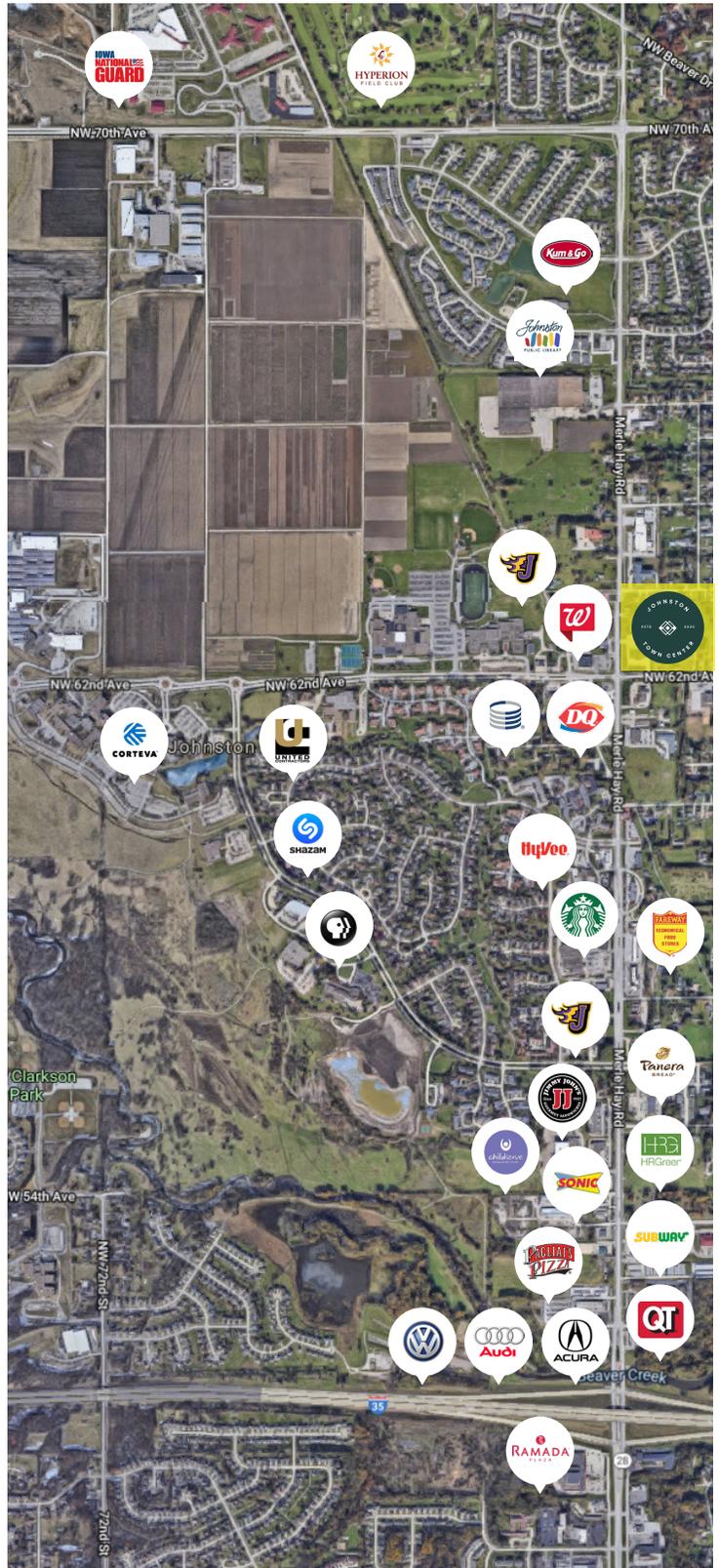
Rates are negotiable. All leases are NNN.

Space	Space Use	Size
1	Retail /Restaurant	4,500 SF +/-
2	Office	4,500 SF +/-
3	Restaurant/Roof Patio	4,500 SF +/-
4	Retail/Restaurant	5,500 SF +/-
5	Brewery/Retail/Restaurant	4,000 SF +/-
6	Retail/Restaurant	5,000 SF +/-
7	Retail/Restaurant	5,000 SF +/-
8	Retail/Restaurant/Event	4,000 SF +/-
9	Retail/Restaurant	5,000 SF +/-
10	Office/Retail/Restaurant	5,000 SF +/-
11	Bank/Office/Restaurant	6,000 SF +/-
12	Office	48,000 SF +/-
13	4-Story Hotel	80 Rooms

The Johnston Town Center is extremely flexible. Spaces can be combined or divided to suit any size requests. Space uses can be moved within the town center to accommodate the best fit for the tenant (bar/brewery, restaurant, retail, office, etc.).

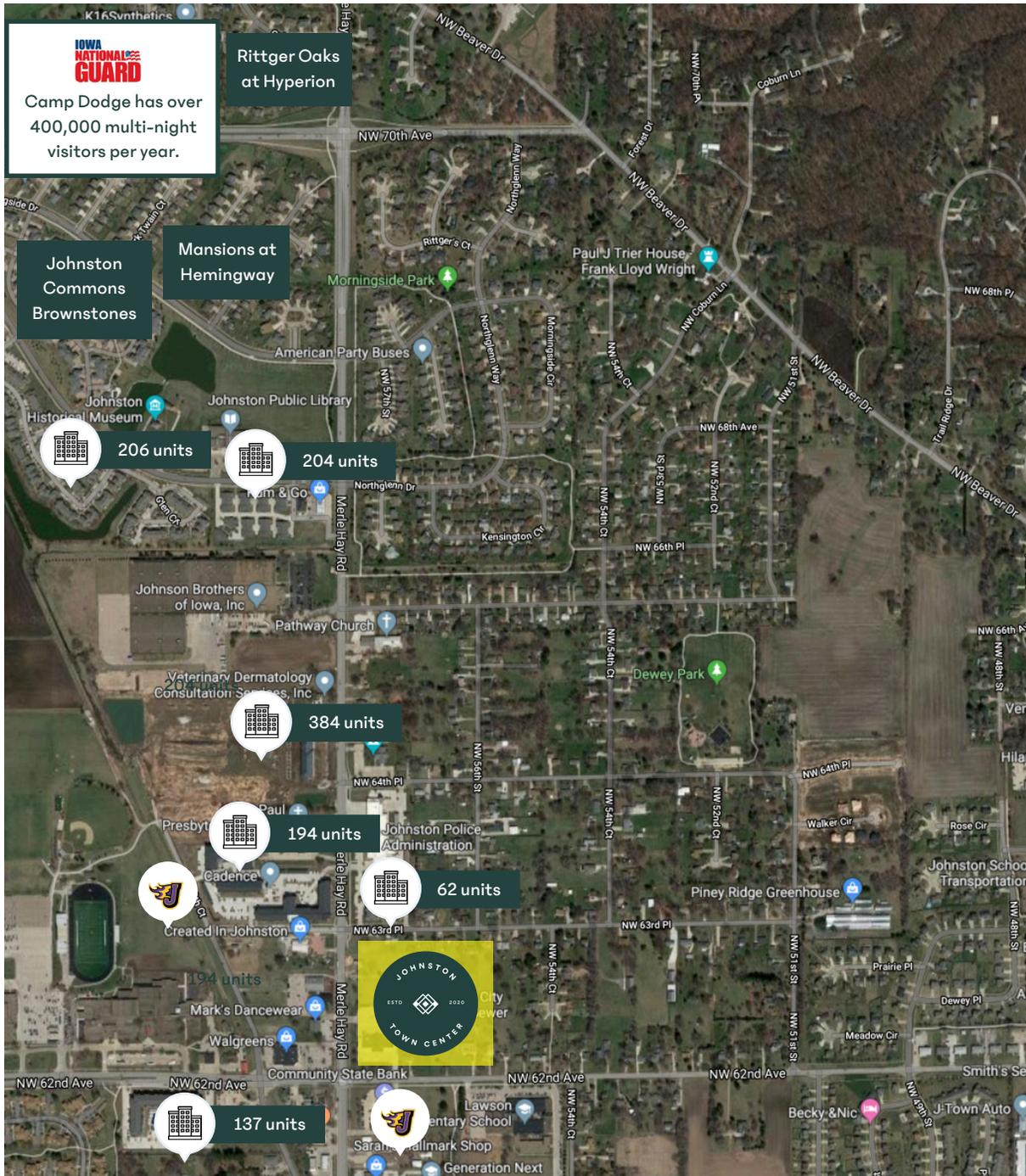
**Major retailers, employers & attractions within 5 miles of Johnston Town Center:**

-  1908 Draught House
-  AMC Theatres
-  Applebee's Grill & Bar
-  BerganKDV
-  Buffalo Wild Wings
-  Chick-fil-A
-  Chipotle Mexican Grill
-  Corteva
-  Culver's
-  Delta Dental of Iowa
-  DLL Finance
-  Dunkin' Donuts
-  Fairfield Inn & Suites
-  Gusto Pizza
-  Hampton Inn
-  Hilton Garden Inn
-  Holiday Inn Express
-  Iowa Bankers Association
-  Jethro's BBQ
-  John Deere Financial
-  John Deere Intelligent Solutions Group
-  Massage Heights
-  Noodles & Co.
-  Pizza Ranch
-  Price Chopper
-  Rain & Hail Insurance
-  Ruby Tuesday
-  Short Elliott Hendrickson
-  Starbucks
-  Stoney Creek Hotel & Conference Center
-  VA Hospital
-  Wasabi



## Walkability

Consumers Galore! Within a half mile of the Johnston Town Center are multiple upper-end market rate apartment developments with over 700 units currently built or planned for future development along with many multifamily and single family neighborhoods and developments.



# What's the Richest Town in Every State?

– cited from USA Today article (2018)

## JOHNSTON, IA

### Median household income:

\$95,565 (state: \$54,570)

### Households earning \$200,000 or more:

12.9% (state: 3.5%)

### Adults with a bachelor's degree or more:

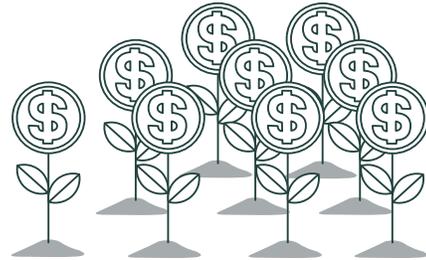
56.7% (state: 27.2%)

### Median home value:

\$237,600 (state: \$132,800)

### Growth:

82% increase in school enrollment (over the last 18 years). 466 residential units added to the Merle Hay Corridor (since 2015)



### Powerful, educated and pockets of affluence.

Johnston, a small city just northwest of Des Moines, is the wealthiest city in Iowa. The typical Johnston household earns \$95,565 a year, about \$5,000 more than the median income in Asbury, the second wealthiest city in the state.

Both for individuals and across broad populations, incomes generally increase with educational attainment. Not only is Johnston the wealthiest city in Iowa, it's also the best educated. Some 56.7% of area adults have at least a bachelor's degree. In comparison, 27.2% of adults in Iowa and 30.3% of American adults have similar levels of education.



