

FOR LEASE

NORMANDY PLAZA SHOPPING CENTER

TURN-KEY RESTAURANT | RETAIL
1960-1984 GRAND AVE, WEST DES MOINES, IA



RETAIL SPACE

This strong neighborhood center has an excellent West Des Moines location. Small shop retail space available. Anchored by Hy-Vee and Planet Fitness.

+ Retail Space

- Suite 5 1,802 SF
- Suite 43 - 45 3,400 SF

+ Restaurant Space

- Suite 1-3 2,398 SF
 - Former pizza restaurant with oven
- Suite 23 4,200 SF
 - Former sports bar with hood in-place

+ Lease Rate

- \$14.00/SF NNN
- Operating Expenses: \$4.89/SF

+ Building Features

- Strong grocery anchored, neighborhood center
- Major recent facade renovation
- Tenancy includes HyVee, Planet Fitness and Cato

+ Traffic Counts

- Grand Avenue: 14,500 vehicles
- Railroad Avenue: 15,700 vehicles



CBRE | HUBBELL COMMERCIAL

6900 Westown Parkway
West Des Moines, Iowa 50266
www.cbre.com/desmoines

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AVAILABLE SUITES

SUITE 1-3	2,398 SF
SUITE 5	1,802 SF
SUITE 1-5	4,200 SF Combined total
SUITE 23	4,200 SF
Suite 43 - 45	3,400 SF



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CONTACT US

BILL WRIGHT

Senior Vice President
+1 515 221 6672
bill.wright@cbre-hubbell.com

CHRIS PENDROY, CCIM, SIOR

Vice President
+1 515 221 6605
chris.pendroy@cbre-hubbell.com

GRANT WRIGHT

Sales Associate
+1 515 221 6695
grant.wright@cbre-hubbell.com

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