

5075 E University Avenue
PLEASANT HILL | IOWA



PROPERTY FEATURES:

- **For Lease: Negotiable**
- Size: 2,000 to 4,000 square feet
- Located on the second floor
- Excellent window line
- Building & monument signage available
- Excellent visibility from E University
- Easy access to Highway-65
- Space is in Shell Condition and can be customized for the tenant
- Total population in 2026:
1 mile 6,486 | 3 miles 42,693 | 5 miles 101,517
- Median Income in 2026:
1 mile \$78,323 | 3 miles \$69,255 | 5 miles \$67,648

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