



BRIDGEWOOD
Square

140 - 160 JORDAN CREEK PARKWAY,
WEST DES MOINES, IA 50266



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COMMERCIAL REAL ESTATE

BRIDGEWOOD SQUARE PROPERTY SUMMARY

PROPERTY DESCRIPTION

Bridgewood Square is a Class A neighborhood retail center located at the intersection of Jordan Creek Parkway & Bridgewood Boulevard, directly west of Jordan Creek Town Center, Iowa's largest retail destination. The Jordan Creek Area generates over \$10 Billion in annual retail sales. Major employers in the area include Wells Fargo, Athene, IMT, Sammons, and HyVee Inc.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,745	19,315	43,380
Total Population	5,203	41,420	99,393
Average HH Income	\$90,683	\$105,202	\$112,745

For More Information, Contact:
ANDY HODGES
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BRIDGEWOOD SQUARE PROPERTY DETAILS

PROPERTY INFORMATION



Class A center locally owned and managed.



Ideal for retail, restaurant, medical, and office uses



Abundant parking



Frontage along Jordan Creek Parkway offers excellent visibility at a signalized intersection.



High traffic counts



Grease interceptor in place.



Located directly west of the main entrance of Jordan Creek Town Center.



Co Tenants include Giordano's, Jimmy Johns, Tropical Smoothie, Club Pilates, Unity Point, Christophers Fine Jewelry, Armed Forces Recruiting Station, Balance Hormone Centers, and Oscar Nails.



LEASING SUMMARY

Lease Rate:	\$28.50 SF/yr (NNN)
Available SF:	2,240 SF
TI Allowance:	Negotiable
Lease Term:	5 Years
Rentable Square Feet:	40,269 SF

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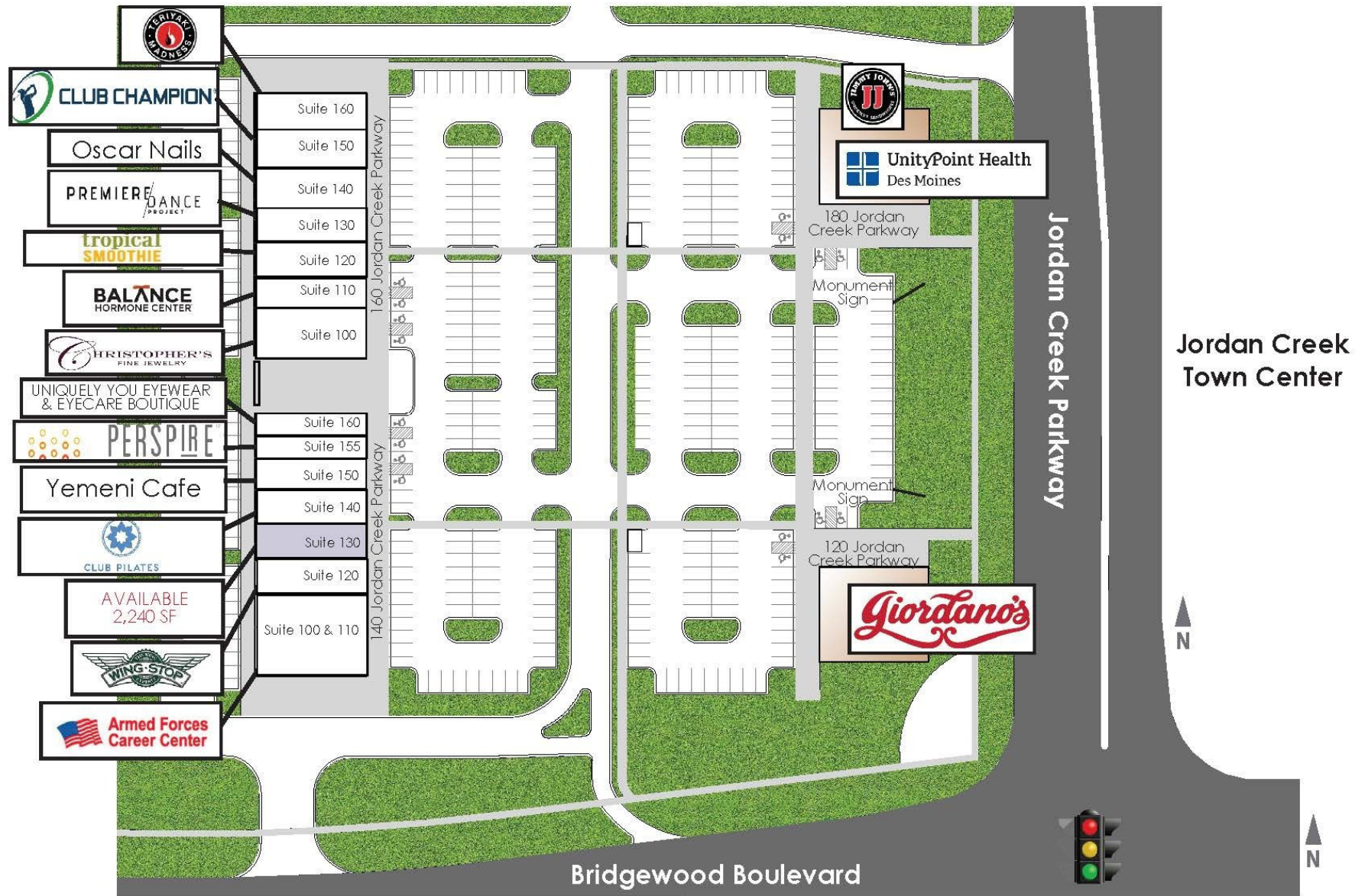
BRIDGEWOOD SQUARE PROPERTY PHOTOS



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BRIDGEWOOD SQUARE SITE PLAN



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BRIDGEWOOD SQUARE AERIAL MAP



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