

302 E TRAIL RIDGE AVENUE

INDIANOLA, IOWA

NEW RETAIL SPACE



CBRE



PROPERTY HIGHLIGHTS

Available Space	1,459 - 2,948 SF
Lease Rate	\$30.00/SF
Tenant Improvement Allowance	Negotiable
Traffic Counts	41,065 Vehicles Per Day

Newly built retail/office space, ranging from 1,459 to 2,948 SF, located within the quickly growing community of Indianola. With high visibility and traffic just off of N Jefferson Way the property offers modern and versatile spaces that can be customized to fit your business needs.

FLOOR PLAN



SURROUNDING AREA AMENITIES



INDIANOLA

Discover Indianola, Iowa: Where community, wellness, and innovation thrive. Indianola is a vibrant and forward-thinking city nestled in the heart of Warren County. Known for its small-town charm and big-city vision, Indianola is rapidly becoming a hub for wellness, innovation, and community-centered growth. Home to the prestigious Simpson College, the city buzzes with energy year-round. Additionally, the City of Indianola is rapidly growing with new commercial and residential developments.



The Indianola Fieldhouse: The new Indianola Fieldhouse will be a 28,000 square foot building that will be the base for youth sports within Warren County. It is estimated to bring thousands of visitors each week. In addition, to the original three-court basketball facility there will be room to add three or four more courts as needed. There is also potential to add a turf field complex that could host baseball, softball, and soccer, along with an assortment of other commercial projects.

Residential & Commercial Growth: Plans are underway for new housing developments, retail spaces, and mixed-use projects that will bring fresh energy and opportunity to the area. To meet the increasing demand for housing, Indianola will be gaining almost 500 new homes in the next few years as part of a series of new housing developments including: Deer Run Development, Emerald Bay, Kentucky Ridge Townhomes, Schoolyard Townhomes, Wesley Retirement Services, and more.

Another monumental project underway is the nearly \$100 million renovation of Indianola High School. The investment in the future generations of Indianola is expected to be completed by 2028. The project will expand the school capacity to up to 3,500 students with a focus on world-class learning environments.



WARREN COUNTY DEMOGRAPHICS



56,392

2024 Population



20,251

2025-2050
Indianola Projected Population
Growth



\$111,459

2024 Average
Household Income



\$327,002

2024 Average Value of
Owner Occupied Homes

**'BY 2050, INDIANOLA IS
PROJECTED TO ADD 3,202
HOUSEHOLDS.'**

**-INDIANOLA HOUSING
STUDY**

IOWA SUNS FIELDHOUSE



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