

# JOHNSTON STATION

5525 Merle Hay Road, Johnston, Iowa

63,500 Square Feet Available for Lease—.89 Acre Outlot also Available



**Johnston Station** is located on Merle Hay Road in Johnston, Iowa, just north of Interstate 80 and only 15 minutes from downtown Des Moines. Rapid population and business growth are expected over the next several years due to the vast array of amenities Johnston offers families, businesses and developers. Johnston is a segway between the active metropolitan business community and the relaxed atmosphere of a rural lifestyle. Its big city proximity with small town charm is an irresistible characteristic.



### Property Information:

- 63,500 Rentable SF
- Retail/Restaurant/Service– Main Level
- Class A Office Space–2nd Level
- 380 Parking Spaces including 72 Underground
- High Visibility and Easy Access
- Traffic Light at Intersection
- Drive-thru Capabilities on each Endcap
- .89 Acre Outlot

Please contact the Sales & Leasing Department at Denny Elwell Company for additional information or to receive a tour of the property.

**515-964-1587**

[www.dennyelwellcompany.com](http://www.dennyelwellcompany.com)

**DENNY ELWELL COMPANY**

*Owned by B & B Real Estate and Grand Capitol L.C.*

**MARKET FACTS**

	1 Mile Radius	5 Mile Radius	
Population	4,311	125,478	361,043
Households	1,877	51,907	147,570
Average HH Income	\$92,830	\$64,851	\$63,939

*Traffic Count: 27,000 cars per day*

