

AVAILABLE
SPACE

FOR LEASE

RETAIL SPACE - 9,312 SF

**204 W 1ST STREET
GRIMES, IOWA 50111**

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204 W 1ST ST GRIMES, IA

LEASE RATE: \$14.00 PSF NNN

Premises Size: 9,312 SF (Floor 1)
800 SF (Floor 2) - Office Mezzanine

OPEX Estimate (2026): \$2.50 PSF

Year Built: 1990

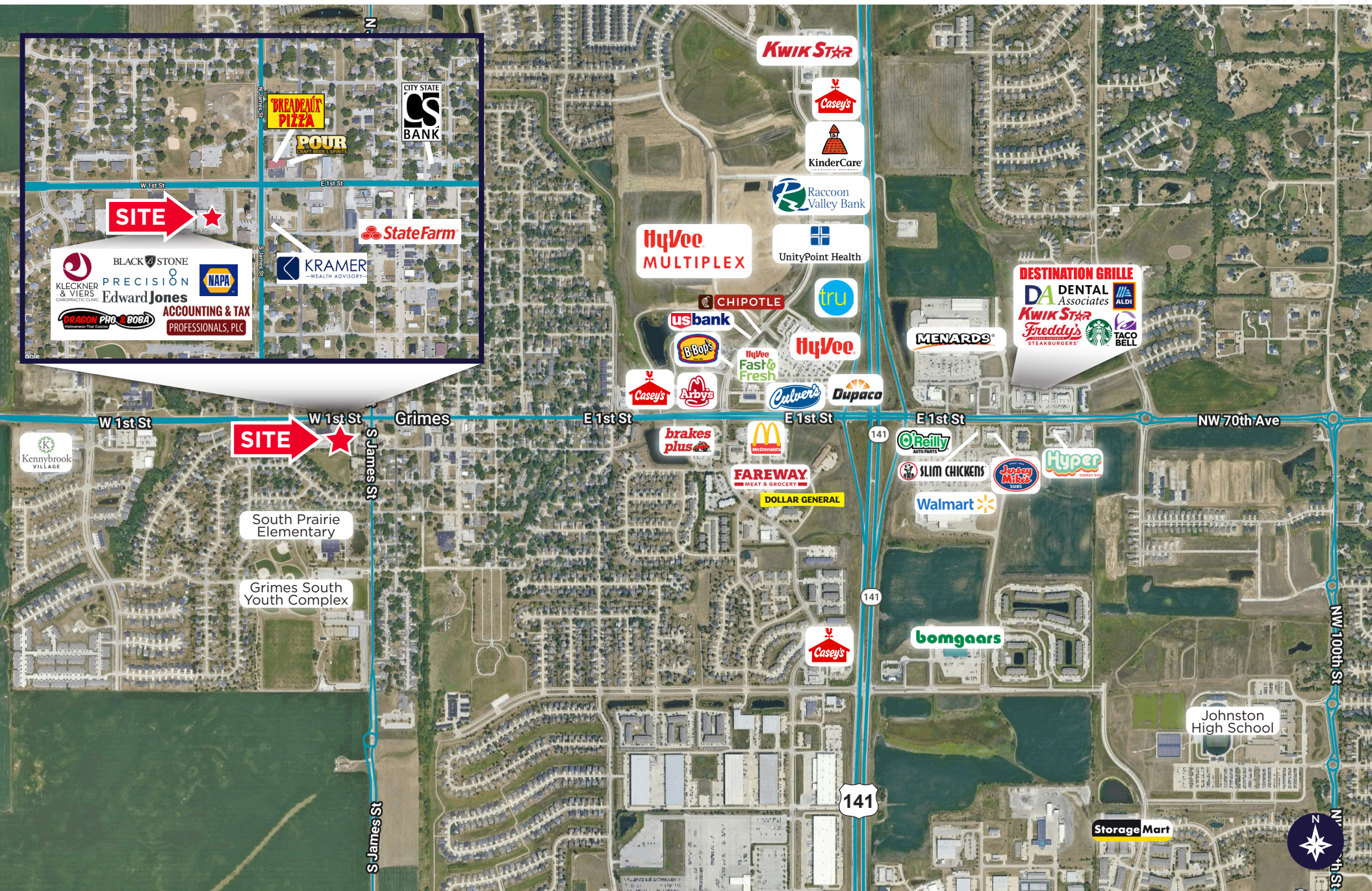
Zoning: C-2 Commercial

Property Features

- Prime endcap location
- Outdoor display area available
- Co-tenancy with Napa Auto Parts
- Prominent building and monument signage opportunities
- Flexible layout ideal for retail, fitness, outdoor equipment, showroom, and specialty uses
- Strategic location in rapidly growing Grimes
- Excellent visibility along a high-traffic corridor



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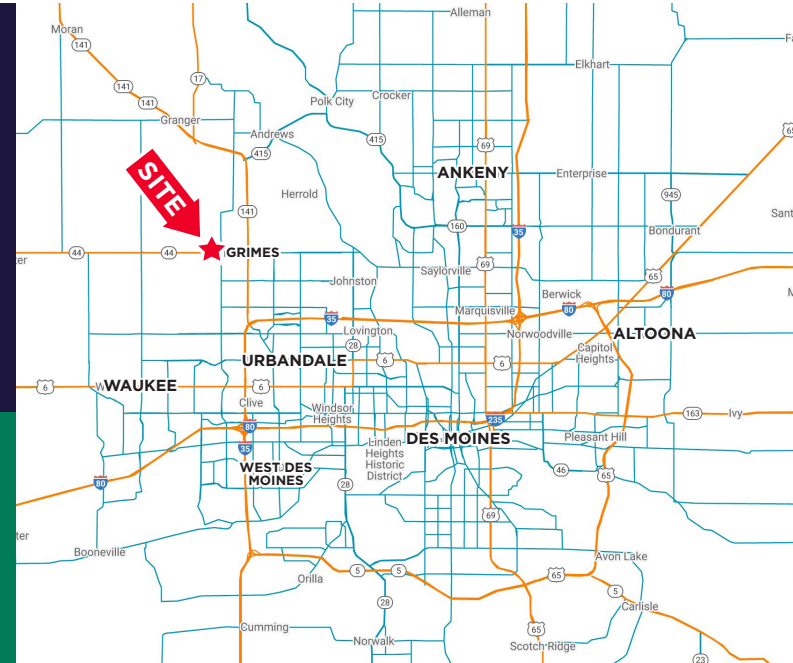
GRIMES, IOWA

Grimes is one of the fastest growing cities in Iowa. There are many reasons for this dramatic growth, and they are resulting in a truly great community to live comfortably, have an active lifestyle, and/or raise a family. The Grimes community is comprised of great neighborhoods, excellent schools, and enjoyable destinations that make living here fun and meaningful. Grimes is conveniently located in the Des Moines Metro, just off I-35/I-80, which connect it to major cities across the U.S.

2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,535	46,430	118,340
Total Households	4,359	41,017	87,355
Avg Household Income	\$81,385	\$129,297	\$114,902
Daytime Population (Workers)	3,425	24,279	78,438

KEY EMPLOYERS

Grimes supports a diverse employment base anchored by advanced manufacturing, logistics, automotive, and public services, with major employers including Ryko Solutions, Toyota of Des Moines, Amazon, and multiple regional distribution operations.





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W 1st Street - 7,900 VPD

FOR MORE INFORMATION, CONTACT:

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