



Middlebrook

**MIXED-USE LAND &
RETAIL/OFFICE SPACE AVAILABLE**

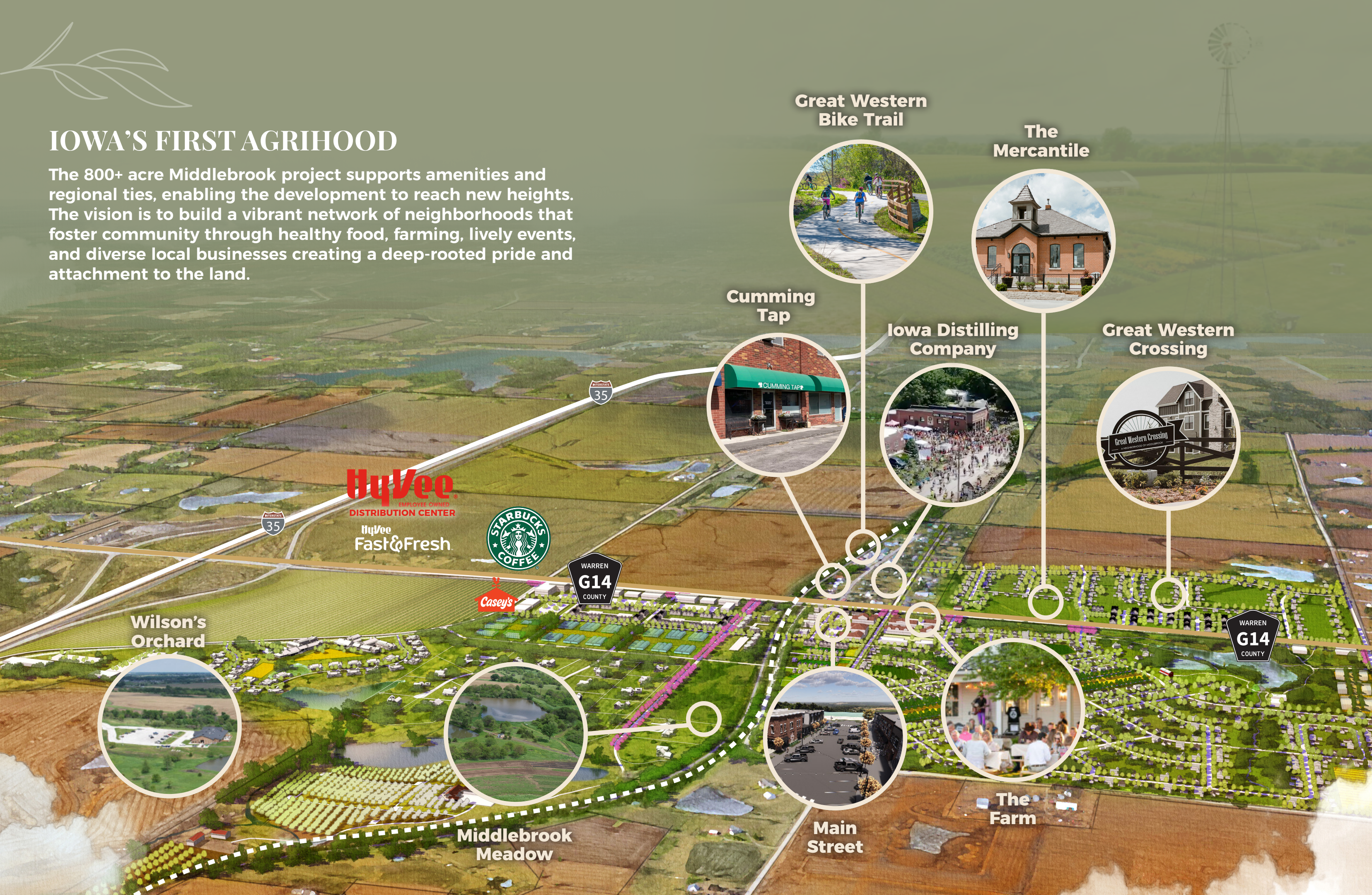


*I-35 & HIGHWAY G-14
CUMMING, IOWA 50061*



IOWA'S FIRST AGRIHOOD

The 800+ acre Middlebrook project supports amenities and regional ties, enabling the development to reach new heights. The vision is to build a vibrant network of neighborhoods that foster community through healthy food, farming, lively events, and diverse local businesses creating a deep-rooted pride and attachment to the land.



Great Western
Bike Trail



The
Mercantile



Cumming
Tap



Iowa Distilling
Company



Great Western
Crossing



HuVee
EMPLOYEE OWNED
DISTRIBUTION CENTER
HuVee
Fast & Fresh



Wilson's
Orchard



Middlebrook
Meadow



Main
Street



The
Farm





Availability: Negotiable
PRICE: Call broker for pricing



Availability: 0.99 AC

PRICE: \$550,000

Zoning: C1 - Hwy Commercial



Availability: 980 - 5,000 RSF
Lease Rate: \$3,400 MG per unit

Availability: 1,768 - 4,205 RSF
Lease Rate: \$25/RSF NNN
OPEX: Available upon request
TI Allowance: Negotiable

Availability: Negotiable
PRICE: Call broker for pricing



Availability: Up to 4.52 acres

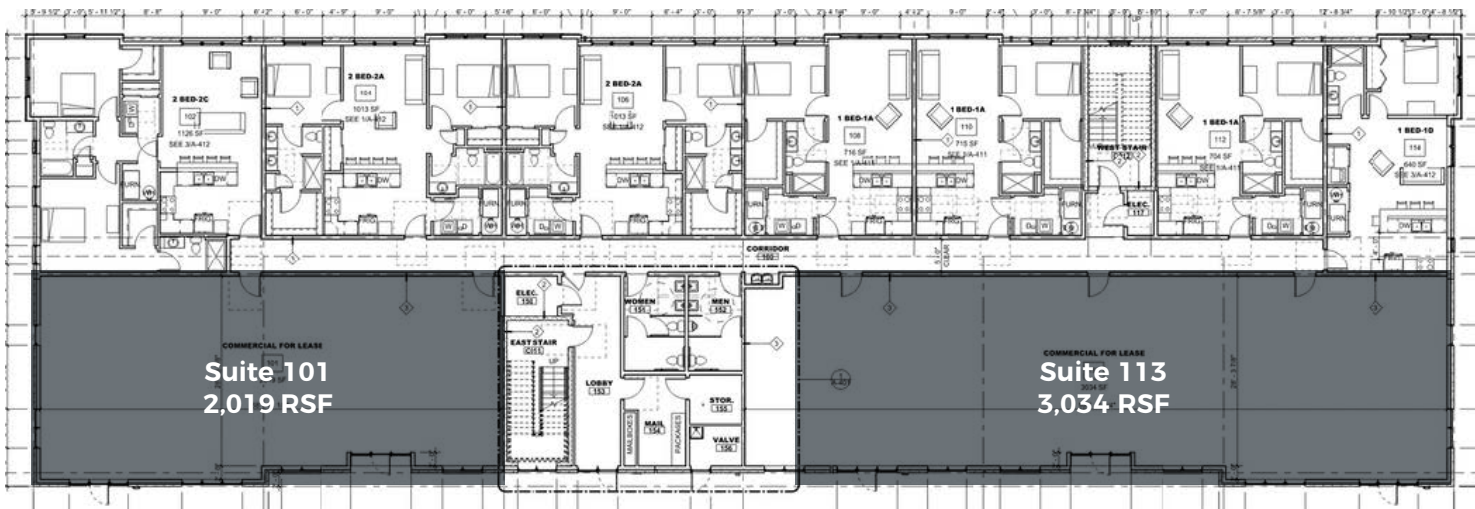
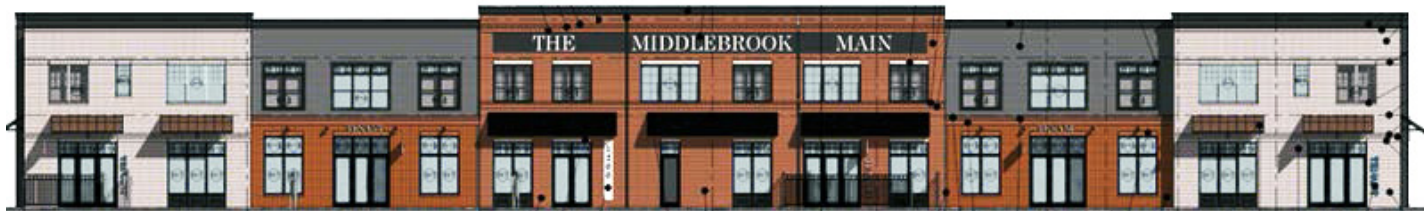
PRICE: Call broker for pricing

Middlebrook Main Street (LOT 2 | WEST BUILDING)

PROPERTY SPECIFICATIONS

Availability: 5,053 SF (3,034 SF Contiguous)

- Can be divided into 1,000 SF bays
- Lease Rate:** \$3,400 Modified Gross/Bay
- 980 SF bays, approx. 35' x 28' deep bays
- Access to shared restrooms
- Planned completion Summer 2025



Middlebrook Main Street

(LOT 4 | EAST BUILDING)

PROPERTY SPECIFICATIONS

Availability: Up to 4,205 RSF Contiguous

- Suite 1: 1,768 RSF
- Suite 2: 1,768 RSF
- Suite 3: 2,327 RSF
- Suite 4: 1,878 RSF

Lease Rate: \$25/RSF NNN

TI Allowance: Negotiable

- Planned completion Fall/Winter 2025
- All bays have a back patio overlooking the plaza
- Access to shared restrooms



SURROUNDING AREA



2024 ESTIMATED POPULATION

10M	15M	20M
210,513	477,227	620,269
MEDIAN AGE		
10M	15M	20M
37	37	37

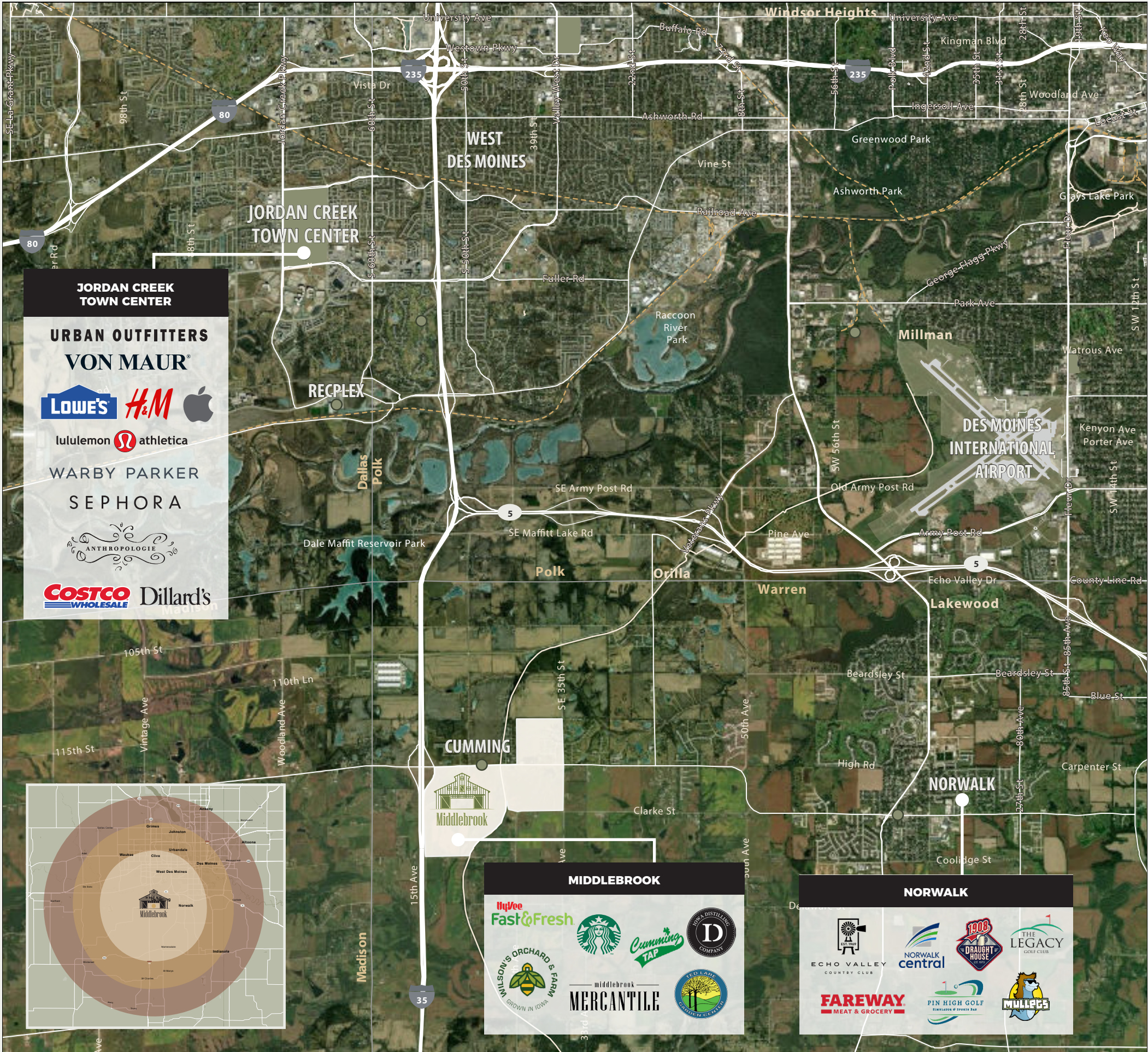


2024 ESTIMATED HOUSEHOLDS

10M	15M	20M
88,742	193,271	247,792

2024 AVERAGE HOUSEHOLD INCOME

10M	15M	20M
\$110,875	\$104,795	\$106,493





Middlebrook

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