



CUSHMAN & WAKEFIELD
Iowa Commercial Advisors



COMING: SUMMER 2025

GOLF & FAMILY ENTERTAINMENT DISTRICT

**5055 MERLE HAY RD
JOHNSTON, IA**





PROJECT OVERVIEW

Johnston's newest family entertainment district is coming soon! The 35-acre project features Bombers, an indoor golf driving range, as well as a state-of-the-art arcade, putting range, bowling alley, 108-room national flag hotel and numerous bars and restaurants.

AVAILABILITY

Ground Lease or Build-to-Suit

Parcel 1: 1.0 acre each
Parcel 2: 1.0 acre each > Can be combined
Parcel 3: 1-2 acres

Lease Rate: Contact listing agent

HIGHLIGHTS

- Key component of Merle Hay Gateway redevelopment.
- Directly adjacent to Interstate 80/35 (99,000 VPD).
- Excellent access & visibility.
- Opportunities for three commercial lots, slated for a complimentary restaurant, retail, and office development.



**CLICK TO VIEW A
VIDEO FLY-THROUGH**

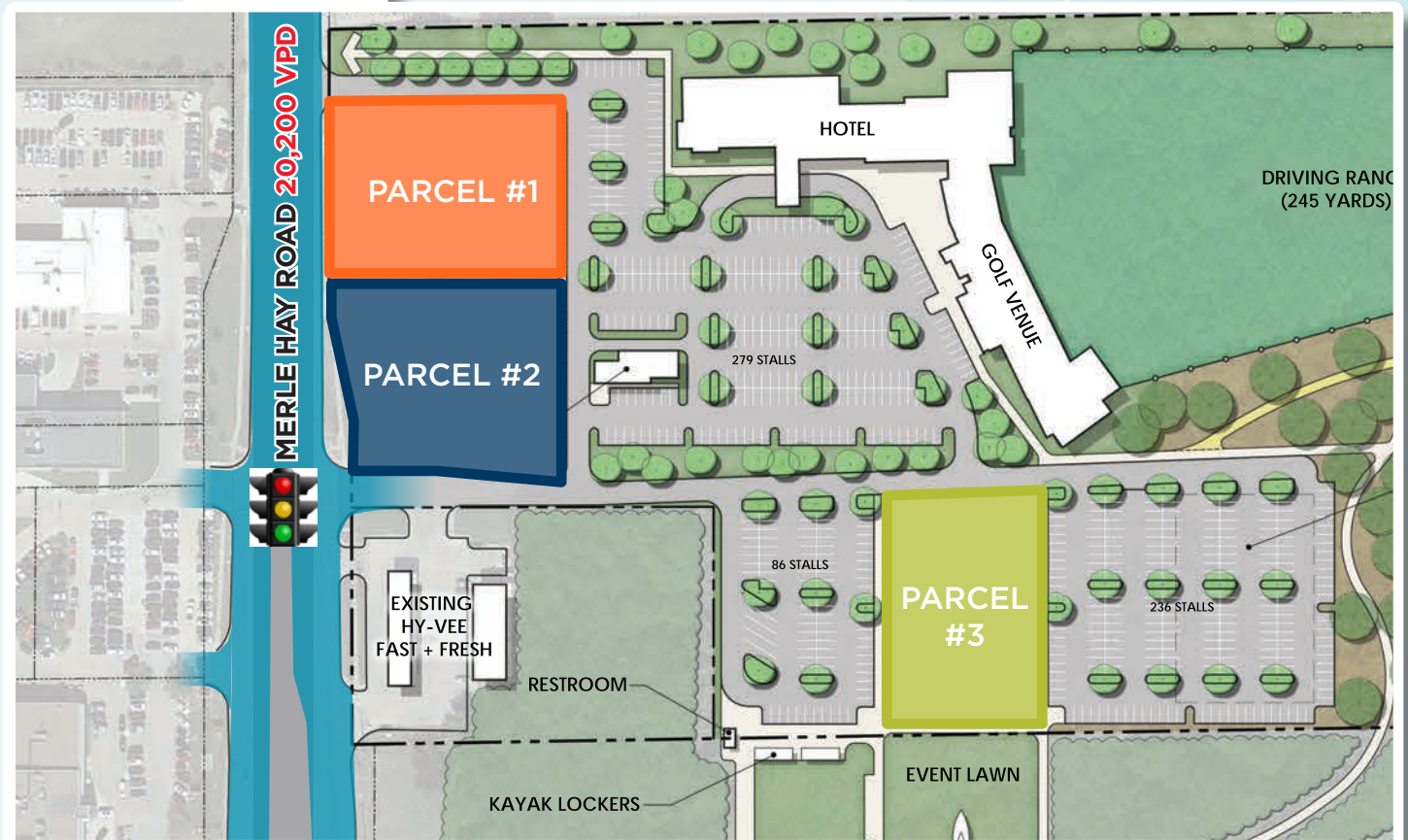


KEY FEATURES



- Three level, 80,000 square foot family entertainment center.
- 36 climate-controlled hitting bays overlooking a 270-yard driving range.
- More than 100 state-of-the-art arcade games.
- 16 bowling lanes.
- Areas for ax-throwing, billiards and other games.
- 36 climate-controlled hitting bays.
- Two Popstroke-style putting courses.
- Restaurants, bars, confrence and event center space.
- Industry-leading technology and facility management.

SITE PLAN





LOCATION OVERVIEW

NEW DEVELOPMENT

Ignit Sports Complex

The Johnston Ignit Sports Complex is a 200,000 sf proposed privately owned sports facility in the Johnston Gateway. The facility is planned to meet local residents' sports and recreation needs and host regional and national events. It is expected to attract over 400,000 annual visits, including more than 100,000 out-of-state visits.

More info: cityofjohnston.com/1165/ignit

Johnston Town Center

In addition to public spaces, the 20-acre area that comprises the town center will include specialty shops, dining options, office space, a hotel, and city hall. Serving as a local landmark, Johnston Town Center will have something to offer everyone

More info: johnstontowncenter.com

LifeServe

Construction of the new headquarters for LifeServe Blood Center is underway in Johnston. The two-story, 56,569-square-foot building is expected to be completed by spring 2024.

More info: lifeservebloodcenter.org

TOP AREA EMPLOYERS





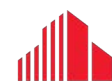
DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Population	6,221	156,783	496,630
AVG. HH Income	\$108,818	\$99,092	\$102,113
Total Households	2,608	63,195	200,689
Daytime Population	8,556	152,026	550,424

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