

Former Shoppers Supply Building

4510 NE 14th Street, Des Moines, Iowa

**FOR SALE
FOR LEASE**

**PRICE
REDUCED!**



**FOR ADDITIONAL
INFORMATION CONTACT:**

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Property Description

- ◆ 24,200 Square Foot Freestanding Building Available For Lease or For Sale
- ◆ Space May Be Subdivided
- ◆ Lease Rate:
\$4.50 to \$7.00 PSF NNN
- ◆ Sale Price: ~~\$950,000~~
REDUCED TO \$695,000
- ◆ Pylon Signage Available
- ◆ M-1 Zoning
- ◆ Two Drive-In Overhead Doors
- ◆ One Truck-Well with Enclosed Dock

Amenities

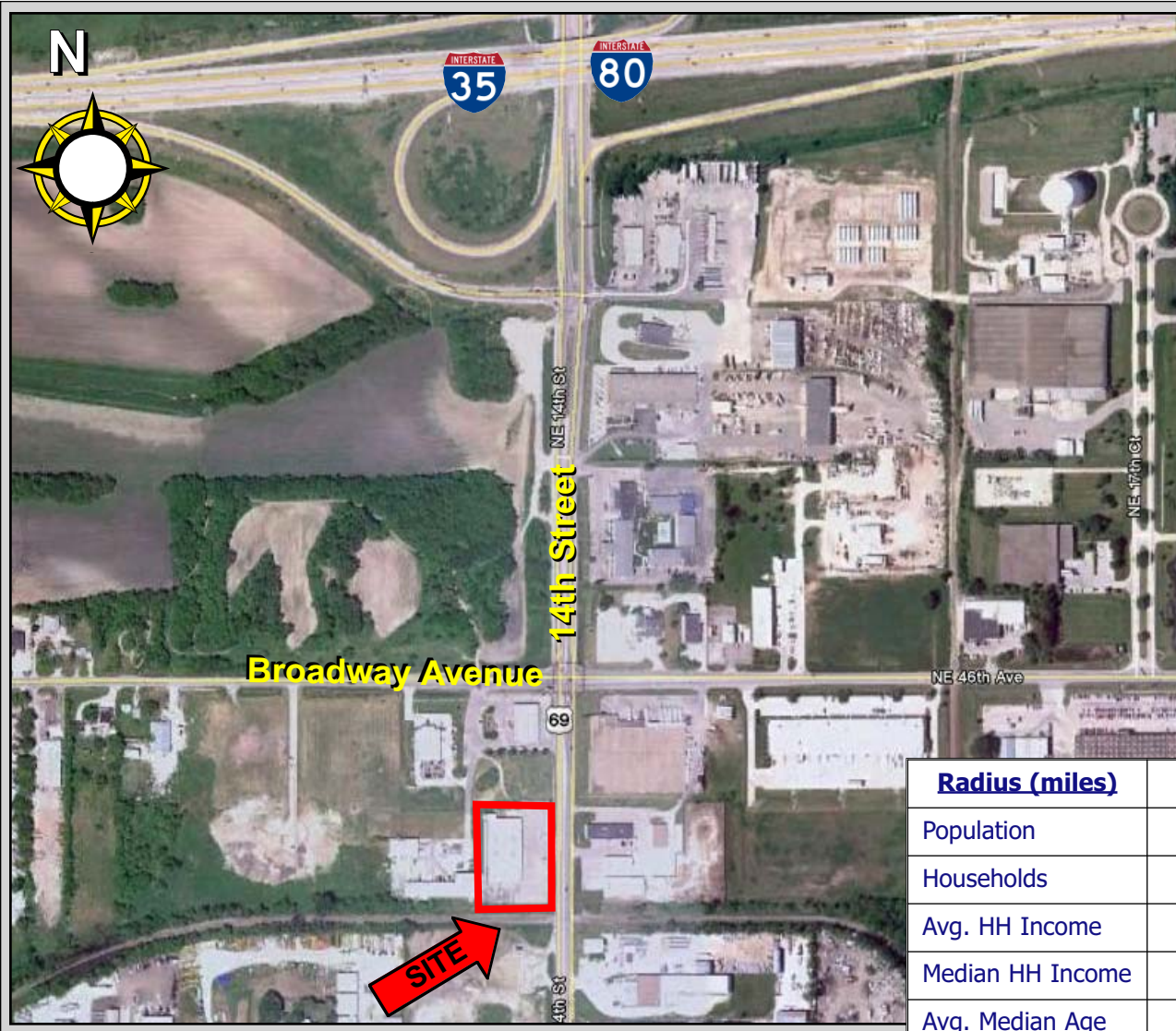
- ◆ Daily Traffic Counts (2008)
 - ◆ E 14th Street - 18,500 Vehicles
 - ◆ I-35/80 - 76,300 Vehicles
- ◆ Easy Access to I-35/80 and I-235
- ◆ Outside Storage Available
- ◆ Ample Parking



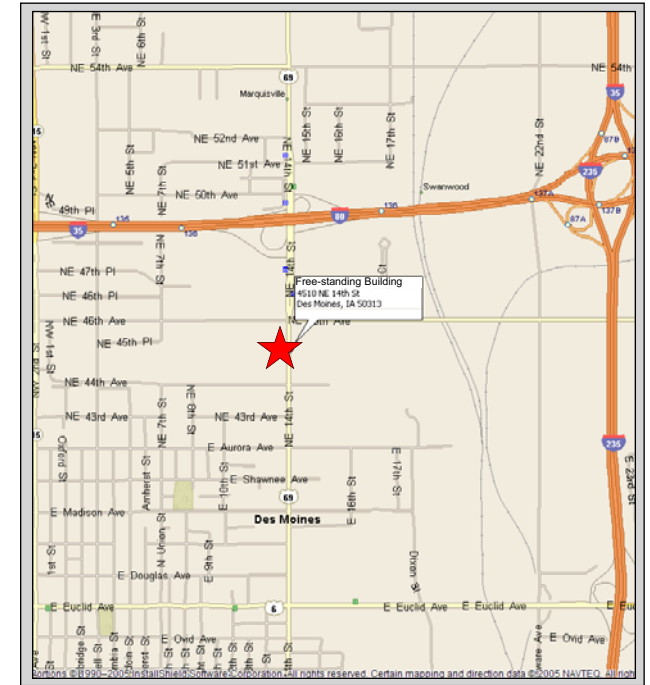
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LOCATION MAP



DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	3,864	44,840	147,667
Households	1,596	17,533	59,516
Avg. HH Income	\$49,796	\$45,959	\$51,680
Median HH Income	\$42,256	\$39,229	\$41,849
Avg. Median Age	35.23	35.46	34.69



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.