

Retail Space Available

3149 SE 14th Street, Des Moines, Iowa

**FOR
LEASE**



Property Description

- ◆ 16,553 Square Foot Building Available For Lease
- ◆ Lease Rate: ~~\$6.00 PSF NNN~~
RATE REDUCED TO \$5.00 PSF NNN
(Ground Lease Paid by Sublessor)
- ◆ Potential Assignment of Ground Lease & Sale of Building - Call for Details
- ◆ Available Immediately

Amenities

- ◆ Excellent Location on SE 14th Street Across from Hy-Vee
- ◆ Signage Available
- ◆ Ample Parking
- ◆ Daily Traffic Counts (2008):
 - ◆ SE 14th Street - 29,500 Vehicles
 - ◆ E. Park Avenue - 11,000 Vehicles



FOR ADDITIONAL INFORMATION CONTACT:

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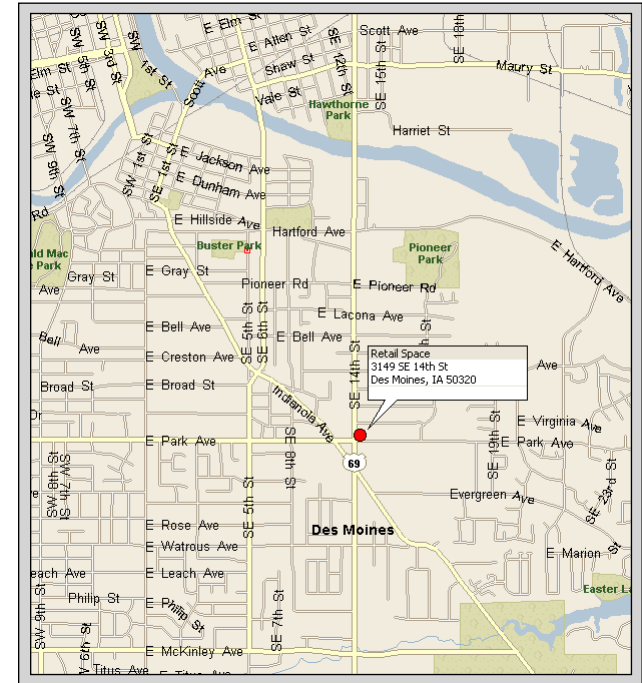
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LOCATION MAP



DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	14,194	62,062	144,521
Households	5,181	25,038	57,716
Avg. HH Income	\$51,163	\$48,843	\$50,230
Median HH Income	\$45,206	\$40,676	\$40,129
Avg. Median Age	31.71	33.95	33.93



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.