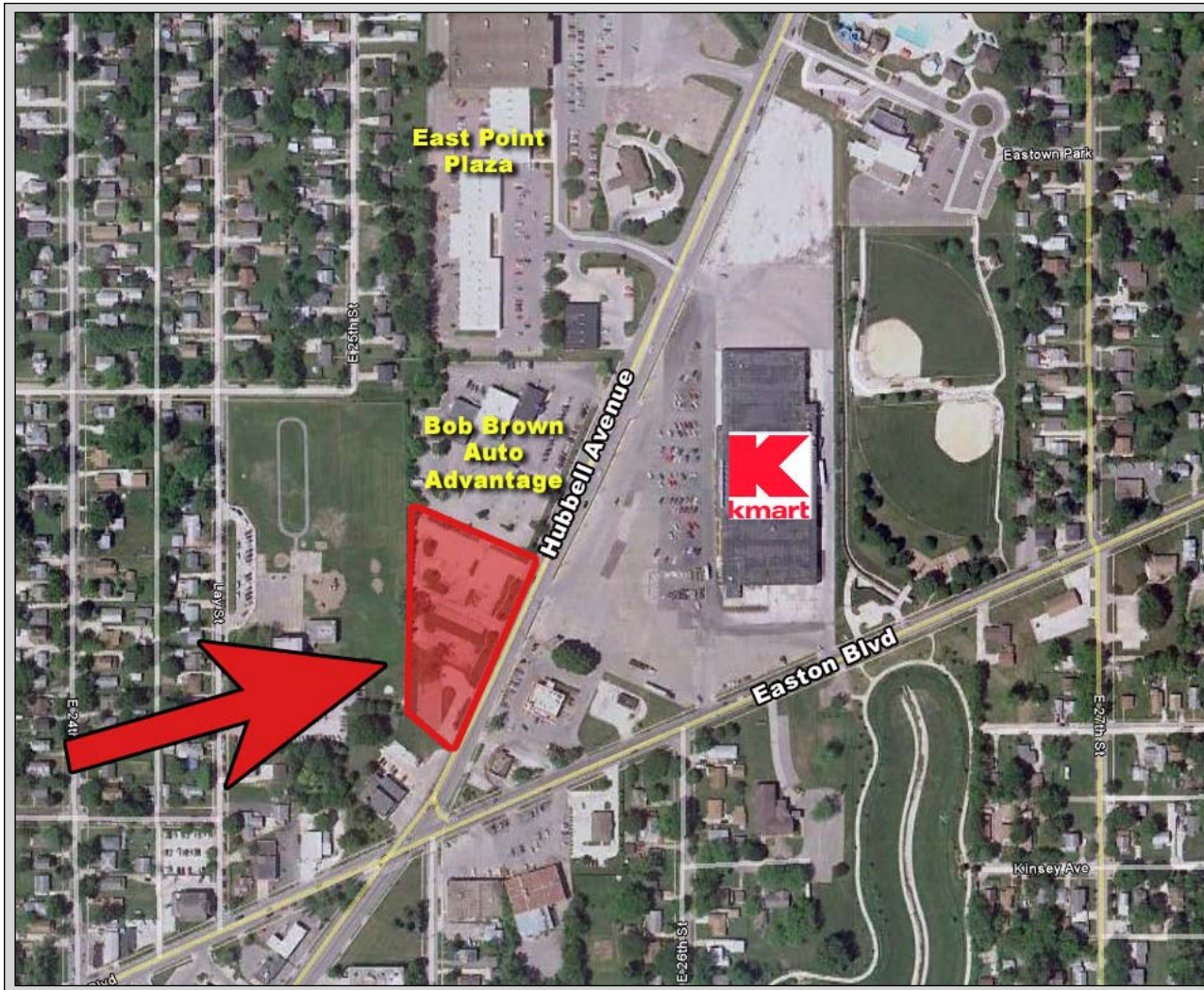


Development Land

2540 Hubbell Avenue, Des Moines, Iowa

**FOR
SALE**



Property Description

- ◆ 1.977 Acre Retail Parcel Available For Sale
- ◆ Sale Price: \$408,000
- ◆ C-2 Zoning (Primarily)
- ◆ Ideal For Small Strip Center, Freestanding Retail, or Restaurant Use

Amenities

- ◆ Located Adjacent to Bob Brown Advantage Auto and Across From K-Mart
- ◆ Over 450' of Frontage on Hubbell Avenue
- ◆ Daily Traffic Counts (2008):
 - ◆ Hubbell Avenue - 9,700 Vehicles
 - ◆ Easton Blvd - 8,600 Vehicles



FOR ADDITIONAL INFORMATION CONTACT:

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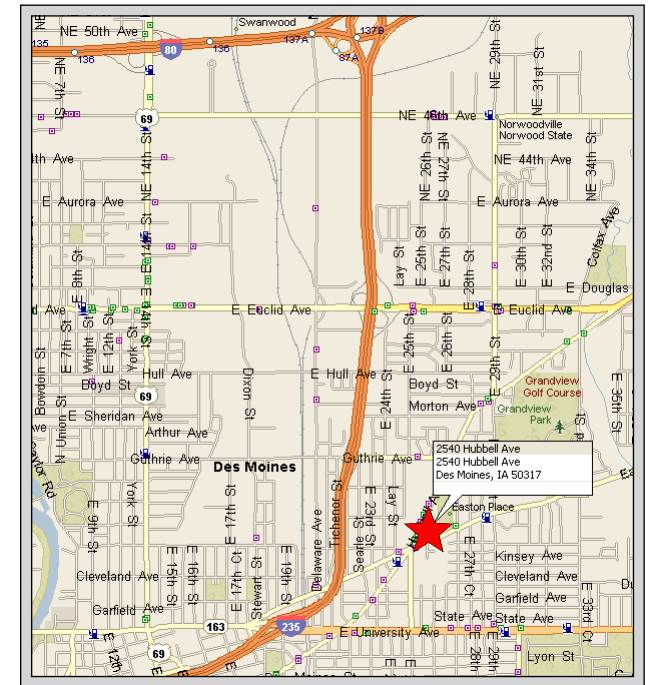
Development Land

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LOCATION MAP



DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	10,825	63,516	143,516
Households	4,432	24,502	56,122
Avg. HH Income	\$44,600	\$46,359	\$48,451
Median HH Income	\$37,759	\$39,098	\$40,451
Avg. Median Age	37.25	34.54	33.77



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.