

Retail & Restaurant Space

1200 Locust Street, Des Moines, Iowa

**FOR
LEASE**



Property Description

- ◆ Up to 2,515 Square Feet of Retail or Restaurant Space Available For Lease
- ◆ Suites Can Be Sub-Divided
- ◆ Lease Rate: \$15.00 PSF NNN
- ◆ Retail Bays Fronting 13th Street
- ◆ Ideal for Restaurants that want Close Proximity to Downtown Employees
- ◆ Other Tenants Include Jimmy John's, Smokey D's BBQ and Flour Restaurant

Amenities

- ◆ Expansive Windows (Floor to Ceiling)
- ◆ Generous Tenant Improvements
- ◆ Located in Gateway West which Serves as a Catalyst for Major New Development and Creates an Extension of the Downtown Core
- ◆ Close Proximity to the Sculpture Garden
- ◆ Daily Traffic Counts (2008)
12,200 Vehicles Per Day

FOR ADDITIONAL INFORMATION CONTACT:

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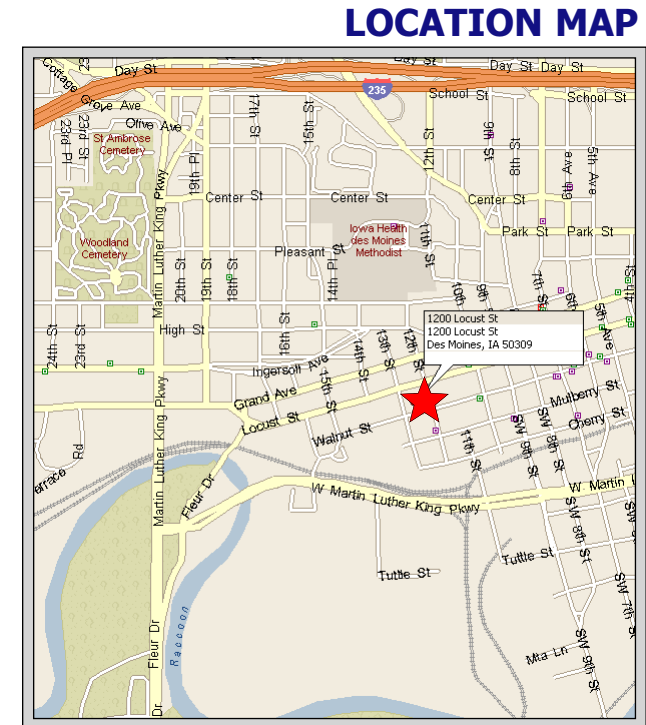
tj.jacobs@terruss.com



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DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	8,041	94,664	202,078
Households	4,159	38,671	83,881
Avg. HH Income	\$38,302	\$50,743	\$53,598
Median HH Income	\$25,374	\$38,622	\$43,332
Avg. Median Age	38.38	34.14	34.78

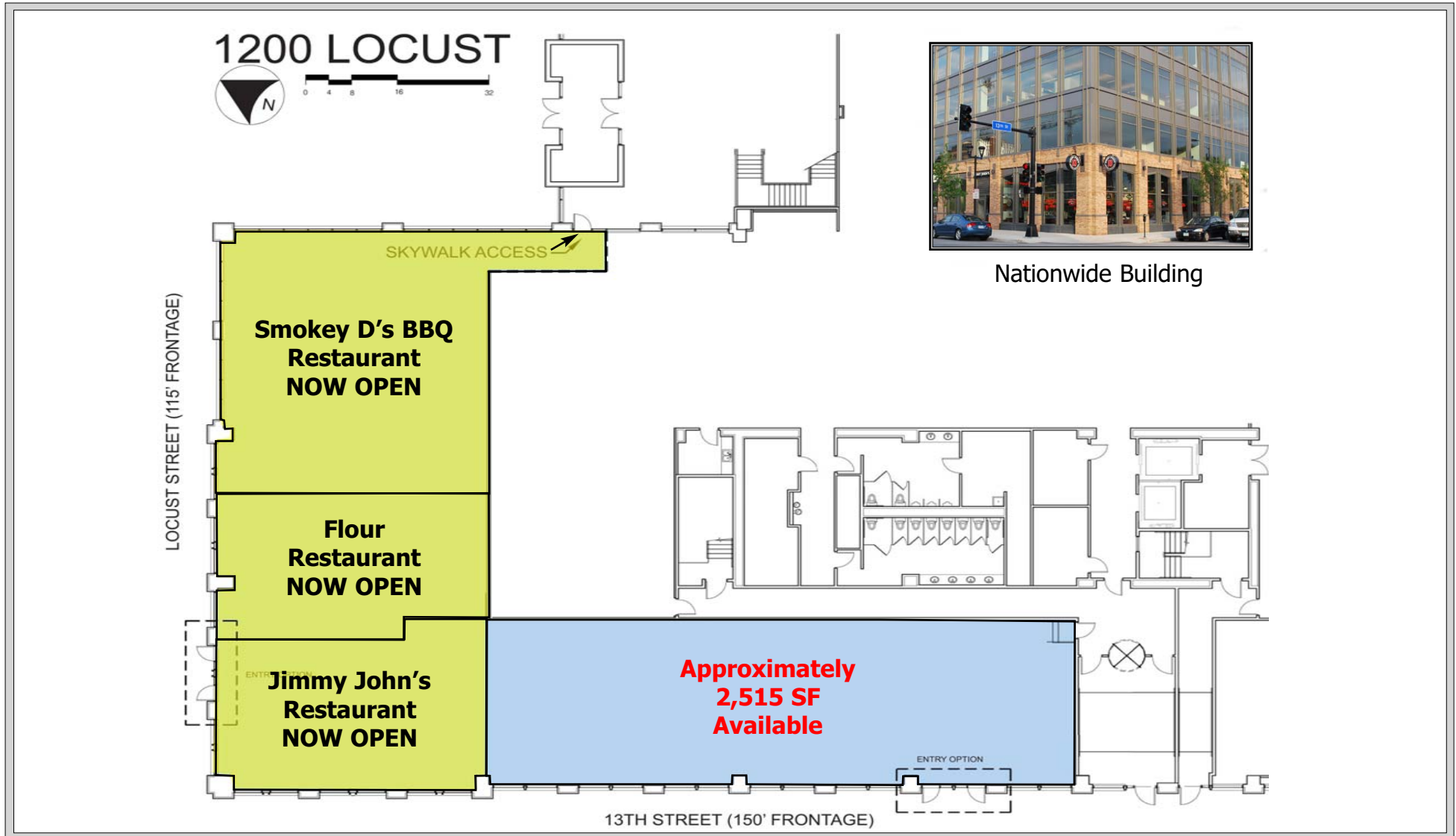


Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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**SITE
PLAN**



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