

# Retail Lot at E 15th & E Grand Avenue

1500-1506 East Grand Avenue, Des Moines, Iowa

**FOR  
SALE**



## Property Description

- ◆ 0.345 Acre Corner Lot Available For Sale
- ◆ Sale Price: \$250,000
- ◆ Located on the NE Corner of E. 15th Street and E. Grand Across from Quik Trip
- ◆ Opportunity for a Bank, Retail or Fast Food Restaurant
- ◆ Owner Will Consider a Build-To-Suit

## Amenities

- ◆ Excellent Corner Visibility on E. Grand and E. 15th Street
- ◆ Directly East of the State Capitol and West of the East Grand Shops Developed by Neighborhood Development Cooperation
- ◆ Daily Traffic Counts (2008)
  - ◆ E. Grand Avenue - 13,000 Vehicles
  - ◆ E. 14th Street - 20,000 Vehicles



## **FOR ADDITIONAL INFORMATION CONTACT:**

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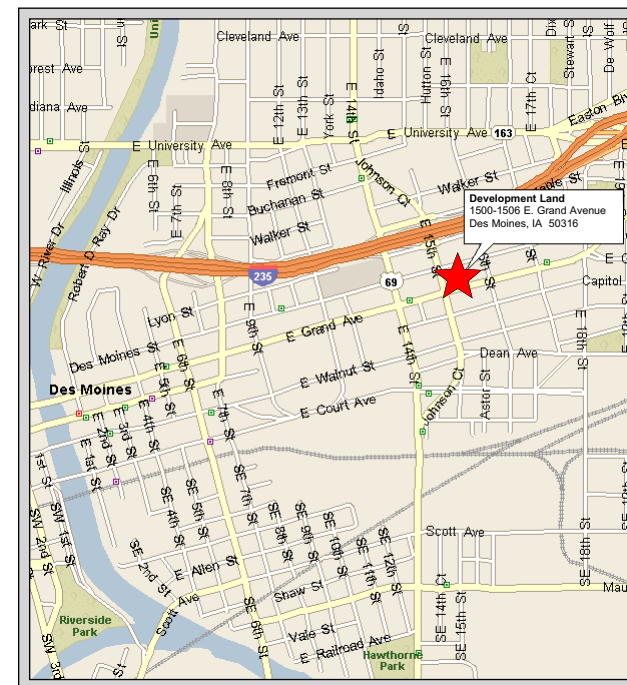
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## LOCATION MAP



## DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	10,261	80,964	186,761
Households	3,630	31,753	75,466
Avg. HH Income	\$34,196	\$42,957	\$52,164
Median HH Income	\$27,333	\$34,443	\$42,384
Avg. Median Age	30.53	33.66	34.63



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.