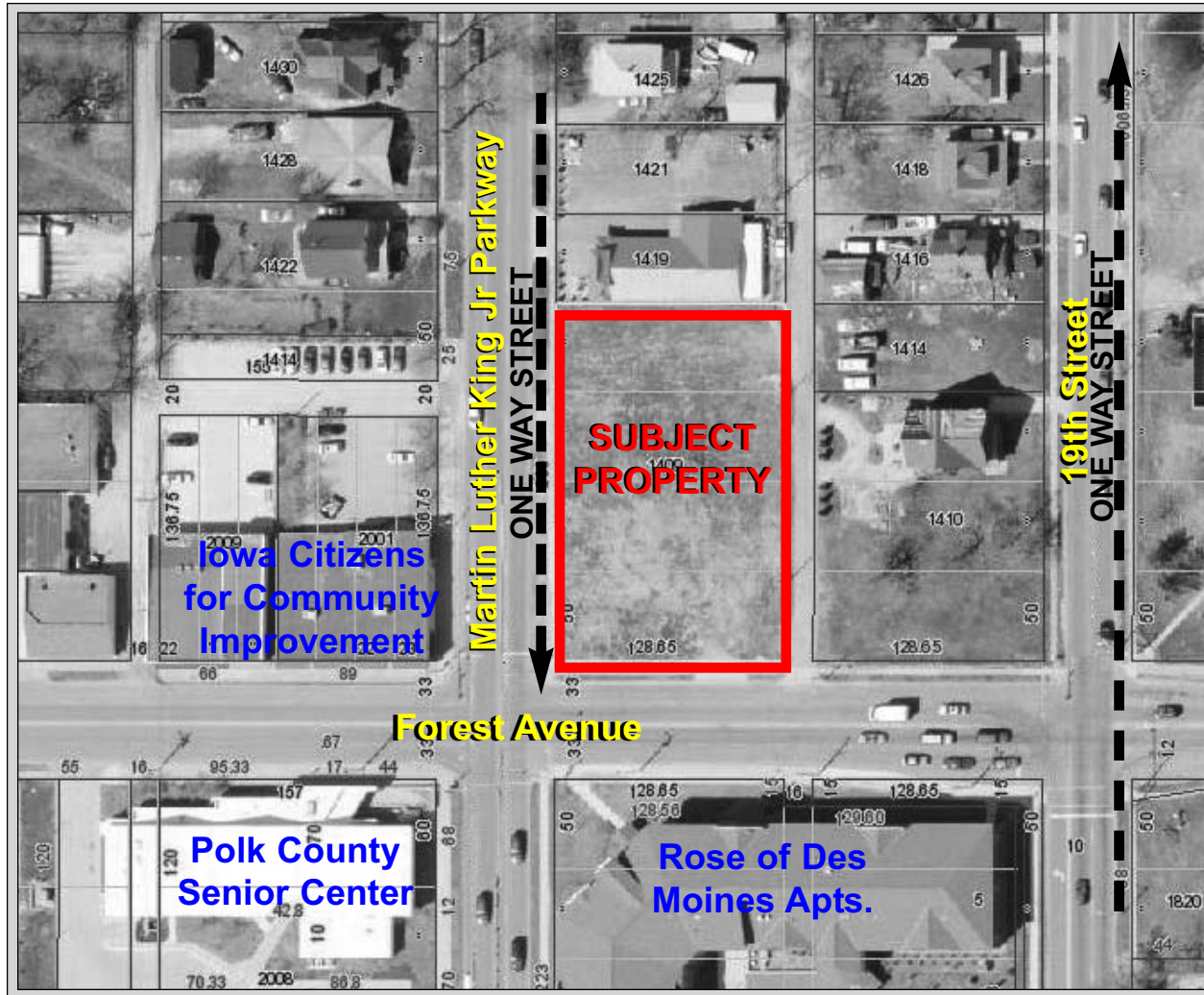


Retail Lot Available

1409 Martin Luther King Jr Parkway, Des Moines, Iowa

**FOR SALE or
BUILD-TO-SUIT**



Property Description

- ◆ 25,730 Square Foot (128.65' x 200') Retail Lot Available For Sale
- ◆ Land Lease or Build-to-Suit Also Available
- ◆ Sale Price: \$210,000
- ◆ NE Corner Lot of Forest Avenue & Martin Luther King Jr Parkway
- ◆ C-2 Zoning

Amenities

- ◆ Located Immediately North of Rose of Des Moines Apartments (52 Units) and The Polk County Service Center
- ◆ Daily Traffic Counts (2008):
 - ◆ MLK Pkwy - 14,700 Vehicles



FOR ADDITIONAL INFORMATION CONTACT:

BILL WRIGHT

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515.210.3050 Cell

bill.wright@terruss.com

CARSON HUGHES

515.471.4280 Office

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(515) 471-4400 phone (515) 280-5200 fax

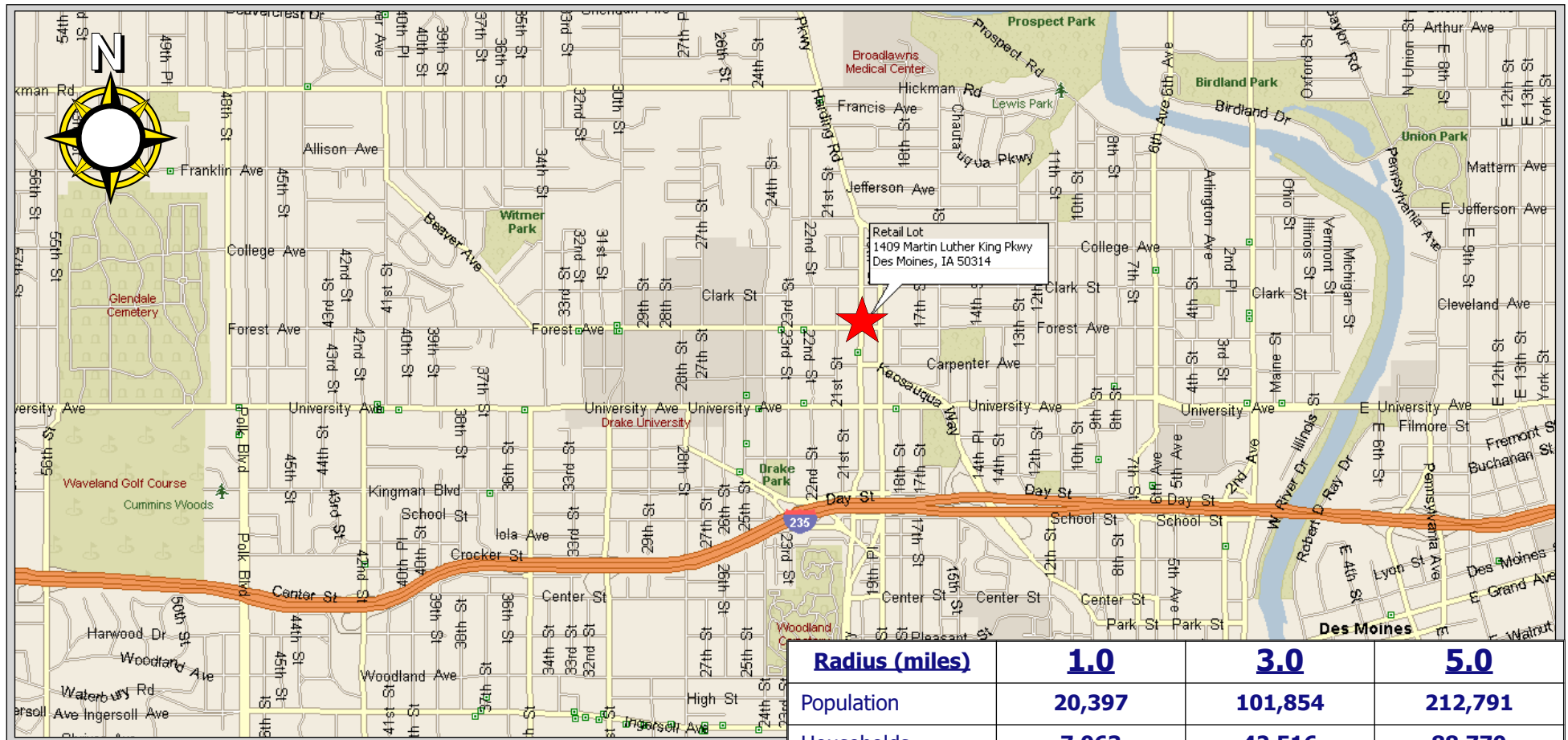
www.terruss.com

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LOCATION MAP



DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	20,397	101,854	212,791
Households	7,063	42,516	88,770
Avg. HH Income	\$36,912	\$51,523	\$56,110
Median HH Income	\$28,916	\$40,449	\$45,106
Avg. Median Age	28.10	34.88	35.23



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.