

C & E Rentals Building

4601-4605 SW 9th Street, Des Moines, Iowa

**FOR
LEASE**



Property Description

- ◆ 1,200 Square Feet of Office or Retail Space Available For Lease
- ◆ Lease Rate: \$6.00 PSF NNN
- ◆ Tenant Improvement Allowance Available
- ◆ Zoned C-2

Amenities

- ◆ High Visibility on SW 9th Street
- ◆ Monument Signage Available
- ◆ On-Site Parking
- ◆ Daily Traffic Counts (2008):
 - ◆ SW 9th Street - 18,500 Vehicles

AVAILABLE SUITES

<u>Suite</u>	<u>Square Feet</u>	<u>Rate</u>	<u>Available</u>
Suite 4605	1,200 SF	\$6.00 PSF NNN	Now



FOR ADDITIONAL INFORMATION CONTACT: BEN CONDON

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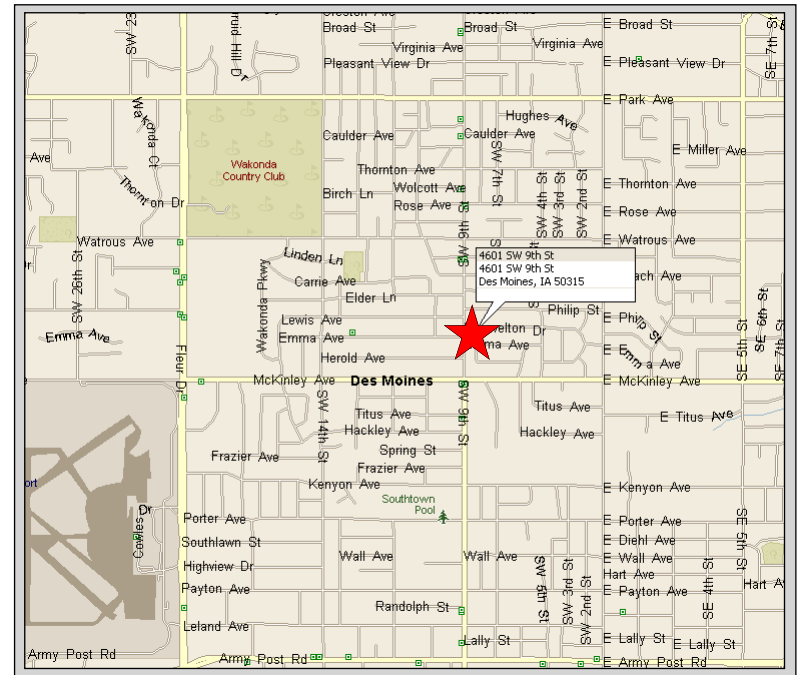
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LOCATION MAP



DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	13,885	58,523	130,663
Households	5,765	23,677	52,453
Avg. HH Income	\$48,508	\$53,957	\$53,693
Median HH Income	\$44,024	\$44,346	\$41,560
Avg. Median Age	35.83	34.32	33.88



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.