

2009-2011 Forest Avenue

Des Moines, Iowa

**FOR
SALE**



Property Description

- ◆ 4,620 Square Foot Building Available For Sale
- ◆ Sale Price: ~~\$195,000~~
REDUCED TO \$175,000
- ◆ Office Building Renovated in 2003
Exterior - New Paint, Windows, Awnings
Interior - Private Offices, Conference Room and Kitchenette
- ◆ Separate Entrances - Space Could Be Converted Into Two Separate Spaces

Amenities

- ◆ Located North of the Polk County Service Center
- ◆ On-Site Parking Lot
- ◆ Easily Accessible From I-235 at MLK Parkway
- ◆ Daily Traffic Counts (2008):
 - ◆ MLK Pkwy - 14,700 Vehicles



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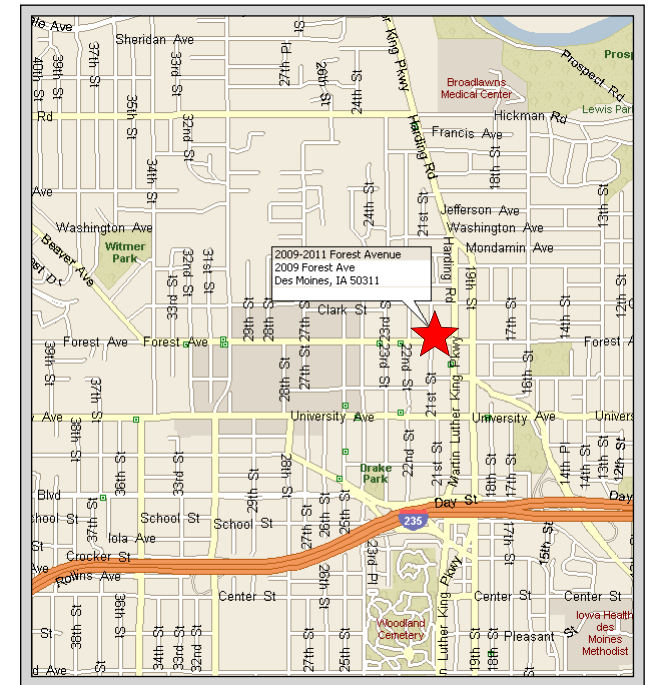
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LOCATION MAP



DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	20,512	102,051	212,967
Households	7,108	42,622	88,844
Avg. HH Income	\$37,022	\$51,671	\$56,159
Median HH Income	\$29,014	\$40,556	\$45,141
Avg. Median Age	28.05	34.89	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.