

FOR LEASE

RETAIL / OFFICE

3516 SW 9th, Des Moines, IA 50315



PROPERTY DESCRIPTION

Located on SW 9th minutes from downtown and anywhere in the metro. This one time Fire Station is now available for lease.

PROPERTY HIGHLIGHTS

- 1,775sf
- Retail / Office
- Close to downtown
- Onsite parking

OFFERING SUMMARY

Lease Rate:	\$1,550.00 per month (Gross)
Available SF:	1,775 SF
Lot Size:	6,500 SF
Building Size:	3,550 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	315	1,256	4,807
Total Population	800	3,079	11,561
Average HH Income	\$68,458	\$67,998	\$65,490

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN

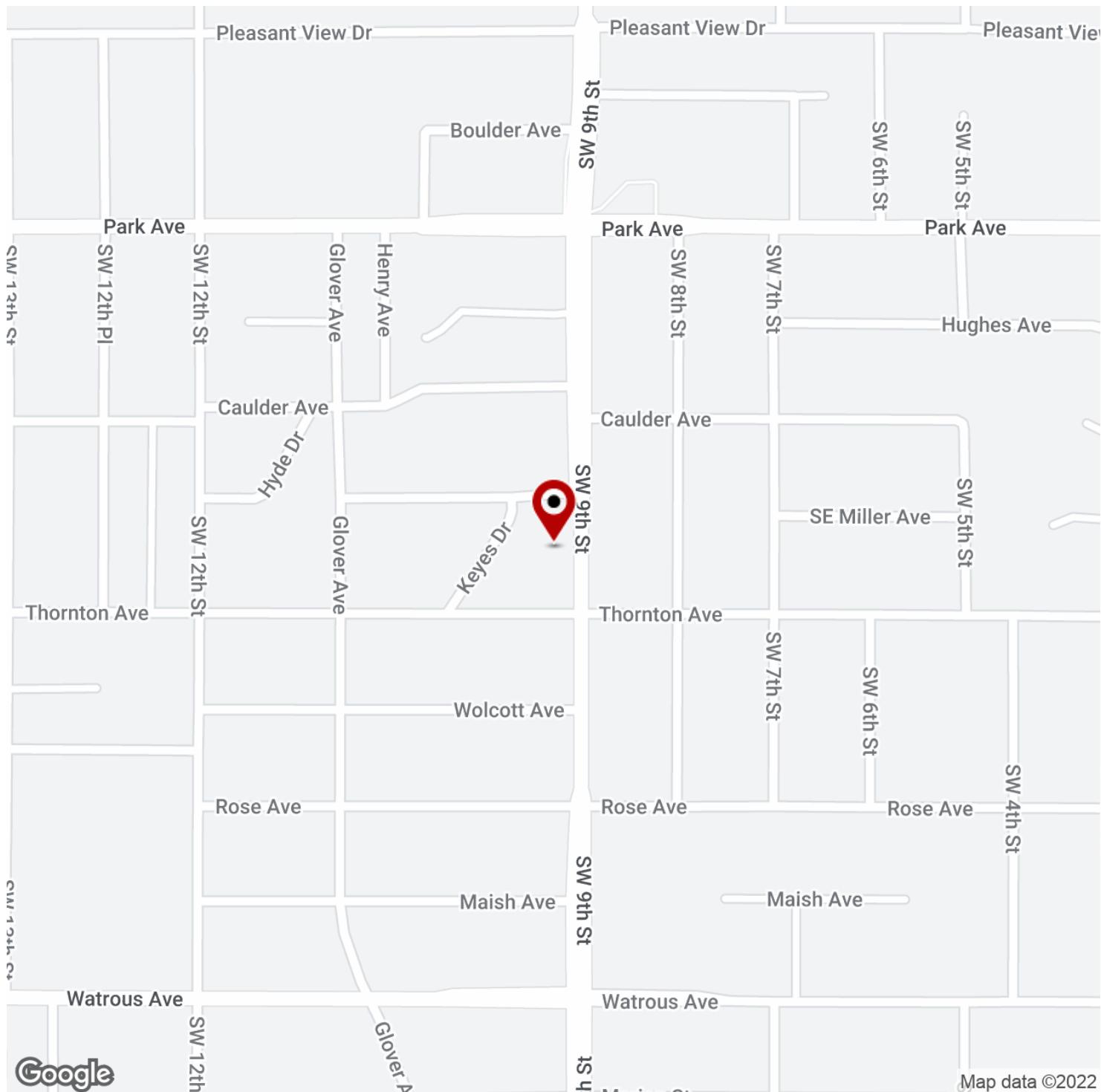
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

RETAIL FOR LEASE

RETAIL / OFFICE

3516 SW 9th, Des Moines, IA 50315



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN

Managing Director
O: 515.771.3299
mickg@kwcommercial.com

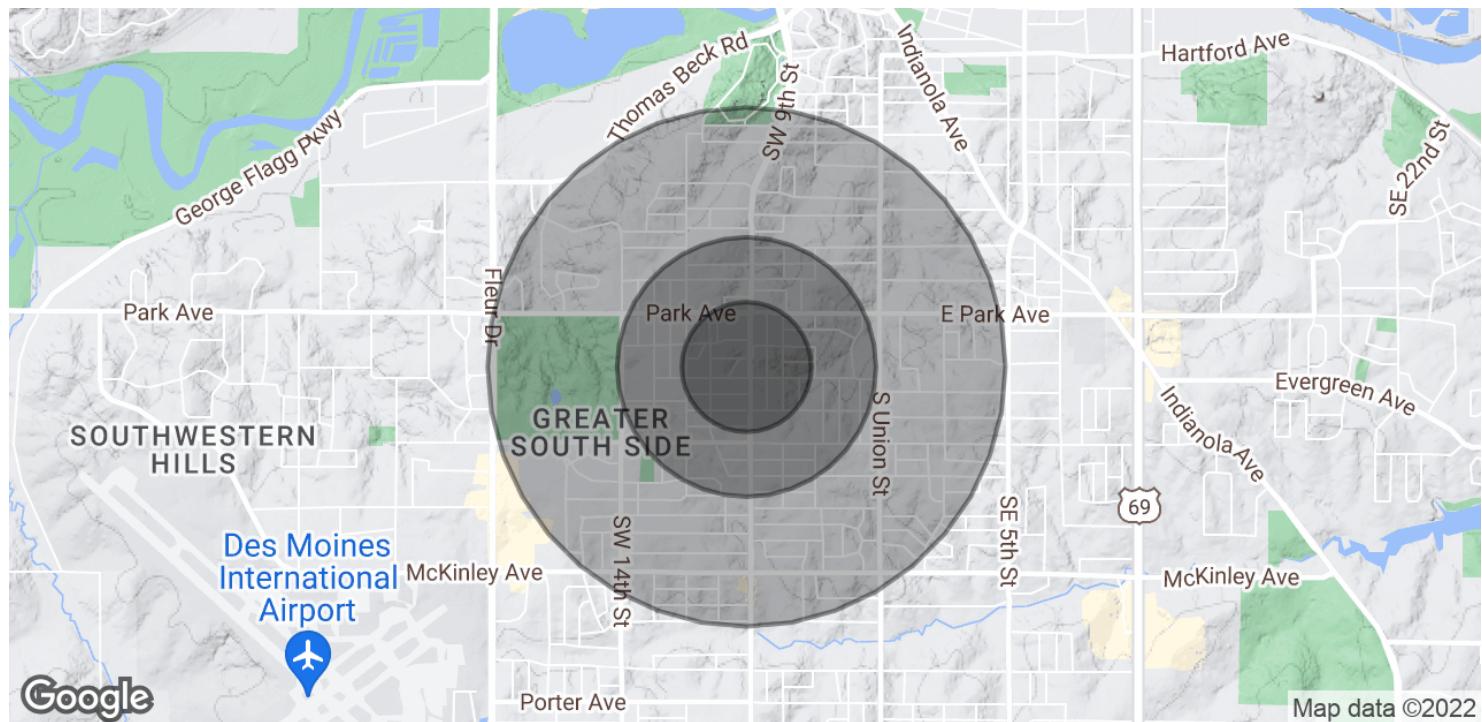
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

RETAIL FOR LEASE

RETAIL / OFFICE

3516 SW 9th, Des Moines, IA 50315



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	800	3,079	11,561
Average Age	38.9	38.8	38.6
Average Age (Male)	40.6	39.4	37.9
Average Age (Female)	38.3	38.8	39.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	315	1,256	4,807
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$68,458	\$67,998	\$65,490
Average House Value	\$152,783	\$146,577	\$142,554

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated