

RETAIL / INDUSTRIAL FOR SALE

1454 AND 1456 2ND

Des Moines, IA 50314



PROPERTY DESCRIPTION

Central Business District
Conveniently Located on 2nd Avenue, a major north-south street.
Close to Downtown and the 235

PROPERTY HIGHLIGHTS

- 4,500sf Bay
- 3000sf Bay
- 2,000 Gallon Grease Interceptor
- 3 Drive In Doors

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.458 Acres
Building Size:	7,500 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	995	4,676	13,802
Total Population	2,651	12,280	31,716
Average HH Income	\$38,933	\$42,685	\$48,442

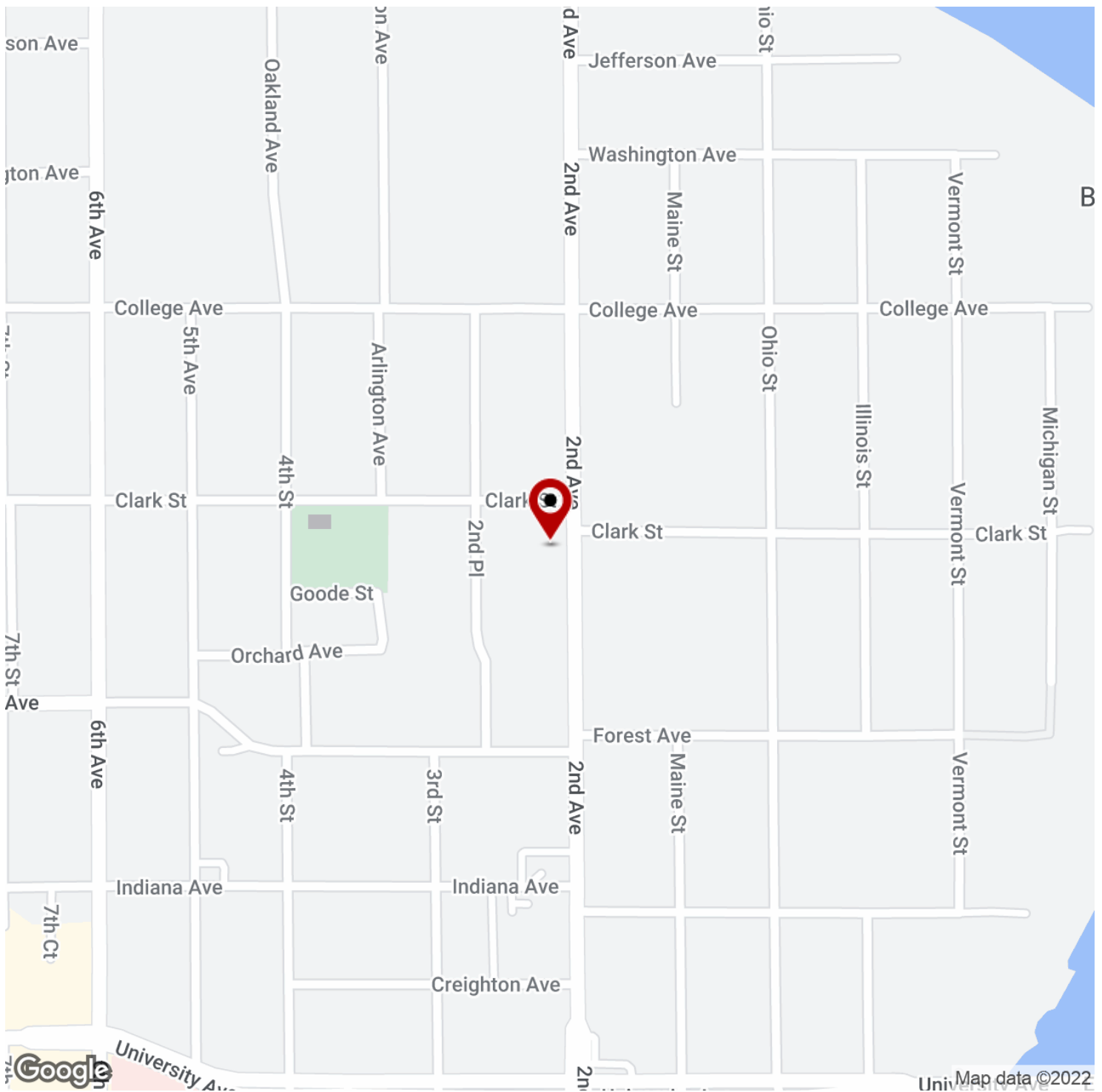
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Each Office Independently Owned and Operated

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,651	12,280	31,716
Average Age	36.1	31.5	30.9
Average Age (Male)	32.5	29.3	30.2
Average Age (Female)	40.6	35.3	32.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	995	4,676	13,802
# of Persons per HH	2.7	2.6	2.3
Average HH Income	\$38,933	\$42,685	\$48,442
Average House Value	\$112,429	\$92,031	\$128,254

* Demographic data derived from 2020 ACS - US Census

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