

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

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.

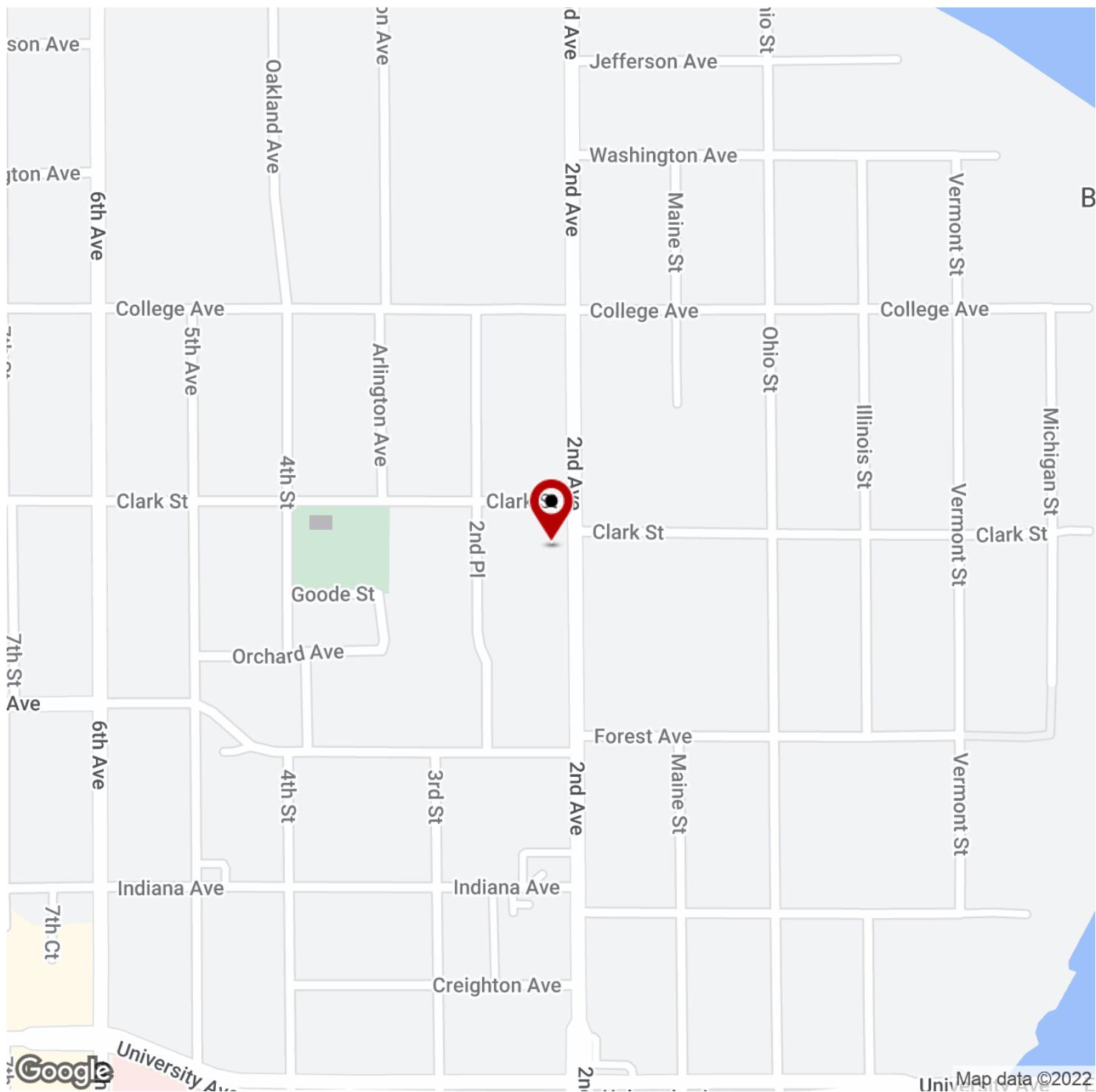
MICK GROSSMAN

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4001 Westown Parkway
West Des Moines, IA 50266

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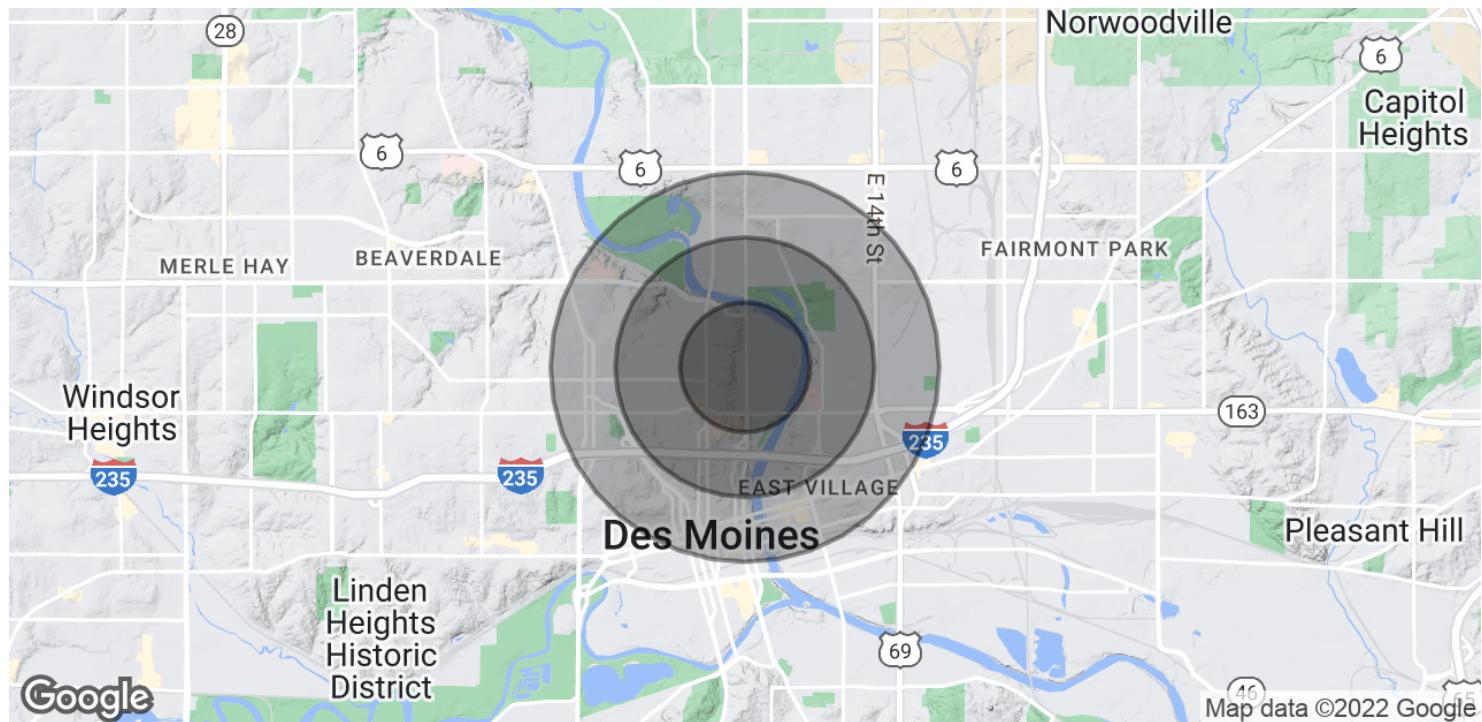
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,651	12,280	31,716
Average Age	36.1	31.5	30.9
Average Age (Male)	32.5	29.3	30.2
Average Age (Female)	40.6	35.3	32.4

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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