

## RESTAURANT FOR SALE OR LEASE

# 3100 FOREST AVE,

Des Moines, IA 50311



### PROPERTY DESCRIPTION

Drake is one of the oldest, largest, and most diverse neighborhoods in Des Moines. Bounded by MLK, I-235, 42nd, and Franklin, it's home to Drake University, beautiful boulevards, mature trees, historic homes, unique shops, and amazing neighbors

### PROPERTY HIGHLIGHTS

- Restaurant
- 3,097sf
- Grease Interceptor
- Patio
- Bar
- Close to Drake University

### OFFERING SUMMARY

Sale Price:	\$950,000
Lease Price	\$7,500 NNN a month
Lot Size:	0.613 Acres
Building Size:	3,097 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	592	2,043	7,301
Total Population	1,644	5,307	16,468
Average HH Income	\$57,548	\$59,060	\$59,057

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.

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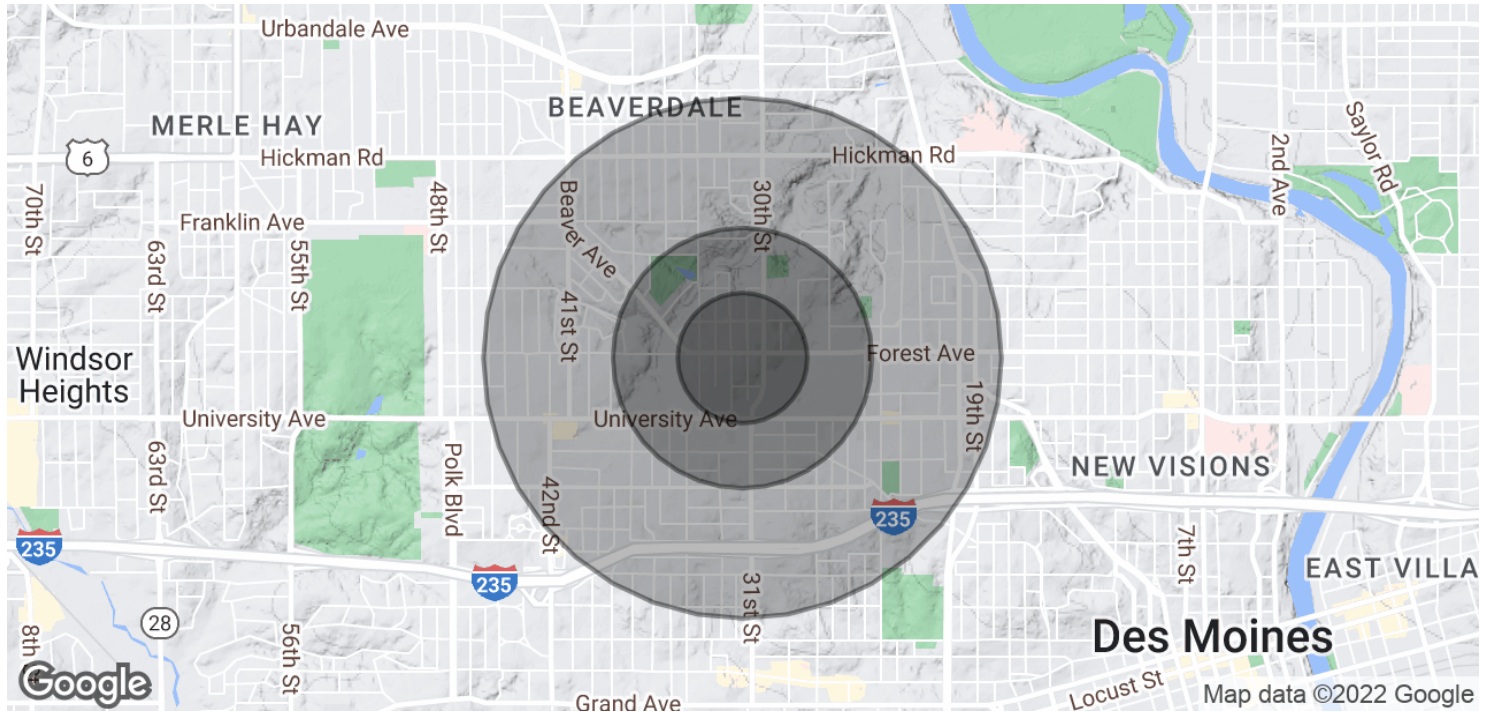
**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

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## RETAIL FOR SALE

# 3100 FOREST AVE,

Des Moines, IA 50311



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,644	5,307	16,468
Average Age	24.5	28.9	31.8
Average Age (Male)	24.7	29.7	31.5
Average Age (Female)	24.2	28.7	32.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	592	2,043	7,301
# of Persons per HH	2.8	2.6	2.3
Average HH Income	\$57,548	\$59,060	\$59,057
Average House Value	\$391,538	\$243,183	\$226,532

\* Demographic data derived from 2020 ACS - US Census

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