

## RETAIL FOR SALE

# 1251 KEO WAY

Des Moines, IA 50309



### PROPERTY DESCRIPTION

Prime downtown-adjacent location with freeway access and on-site parking.

Positioned just off I-235 and steps from downtown Des Moines, 1251 Keosauqua Way offers a rare owner-user or investment opportunity with excellent visibility and convenience. The property features 6,176 SF of versatile commercial space on a 15,000 SF lot with free parking. Ideal for retail, wellness, or professional office use, this site combines strong traffic exposure, easy access, and a central location in one of Des Moines' most connected corridors.

### PROPERTY HIGHLIGHTS

- 6,176 SF commercial building with free on-site parking
- Prime location just off I-235 and minutes from downtown Des Moines
- 19 ft Ceiling
- Ideal for retail, wellness, or professional office use
- Excellent owner-user or investment opportunity

### OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$2,390,000 |
| Building Size: | 6,176 SF    |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 743       | 3,861     | 7,324    |
| Total Population  | 1,096     | 5,707     | 11,811   |
| Average HH Income | \$99,161  | \$86,124  | \$76,740 |

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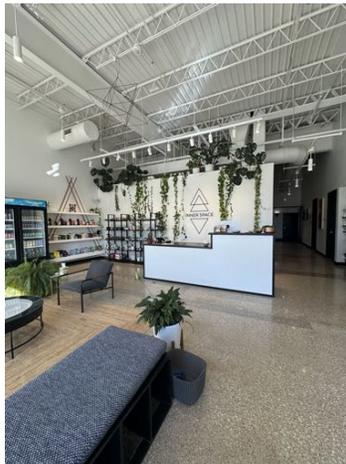
**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

Each Office Independently Owned and Operated

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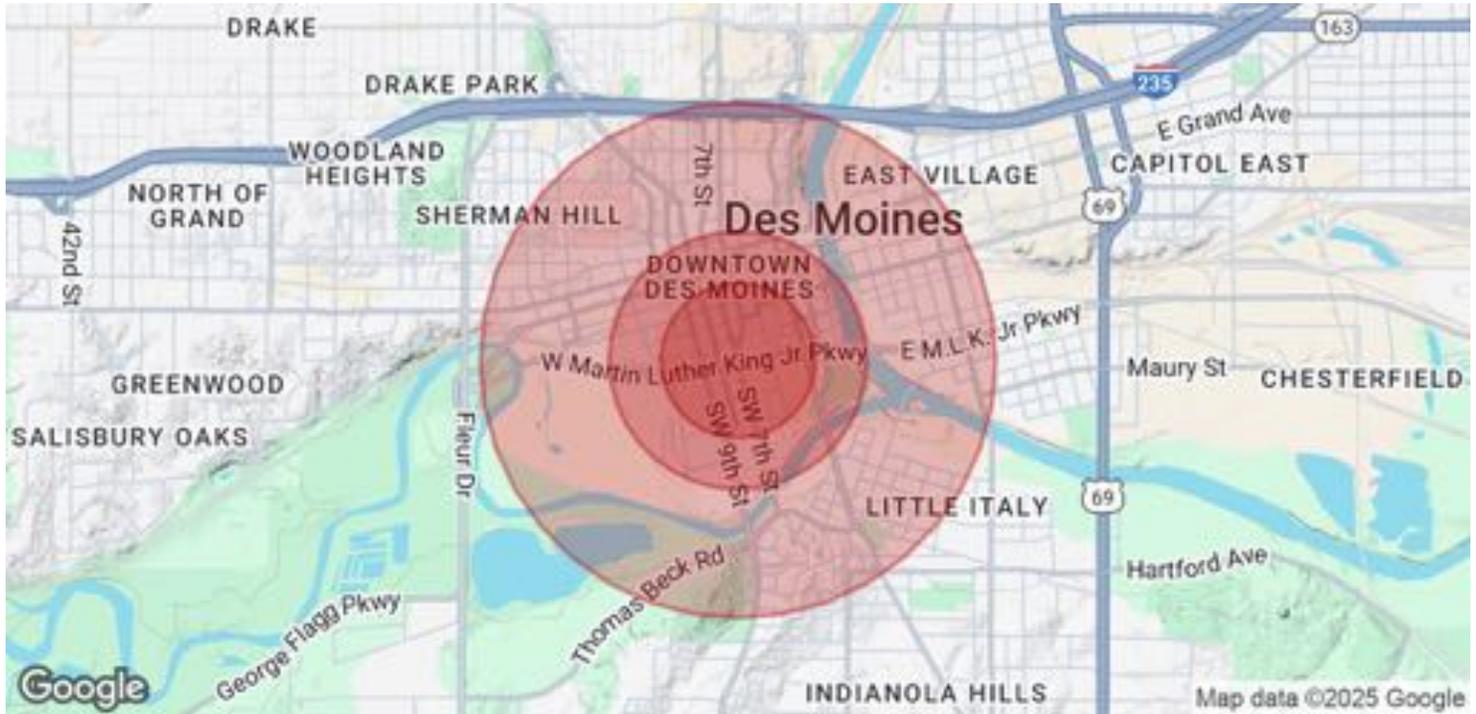
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|--------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>              |           |           |           |
| Total Population               | 1,096     | 5,707     | 11,811    |
| Average Age                    | 36        | 37        | 37        |
| Average Age (Male)             | 36        | 37        | 37        |
| Average Age (Female)           | 35        | 36        | 36        |
| <b>HOUSEHOLDS &amp; INCOME</b> |           |           |           |
| Total Households               | 743       | 3,861     | 7,324     |
| # of Persons per HH            | 1.5       | 1.5       | 1.6       |
| Average HH Income              | \$99,161  | \$86,124  | \$76,740  |
| Average House Value            | \$392,582 | \$379,172 | \$335,741 |

Demographics data derived from AlphaMap

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