

CORNER LOT FOR SALE

446 E Army Post Road, Des Moines, IA 50315



PROPERTY DESCRIPTION

Located at the corner of East Army Post Road this property is just minutes from the Airport and Downtown.

PROPERTY HIGHLIGHTS

- .76 acres
- Controlled intersection
- Ready to be built

OFFERING SUMMARY

Sale Price:	\$330,000
Lot Size:	0.768 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	314	1,230	4,223
Total Population	566	2,232	8,831
Average HH Income	\$37,472	\$37,717	\$43,322

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.

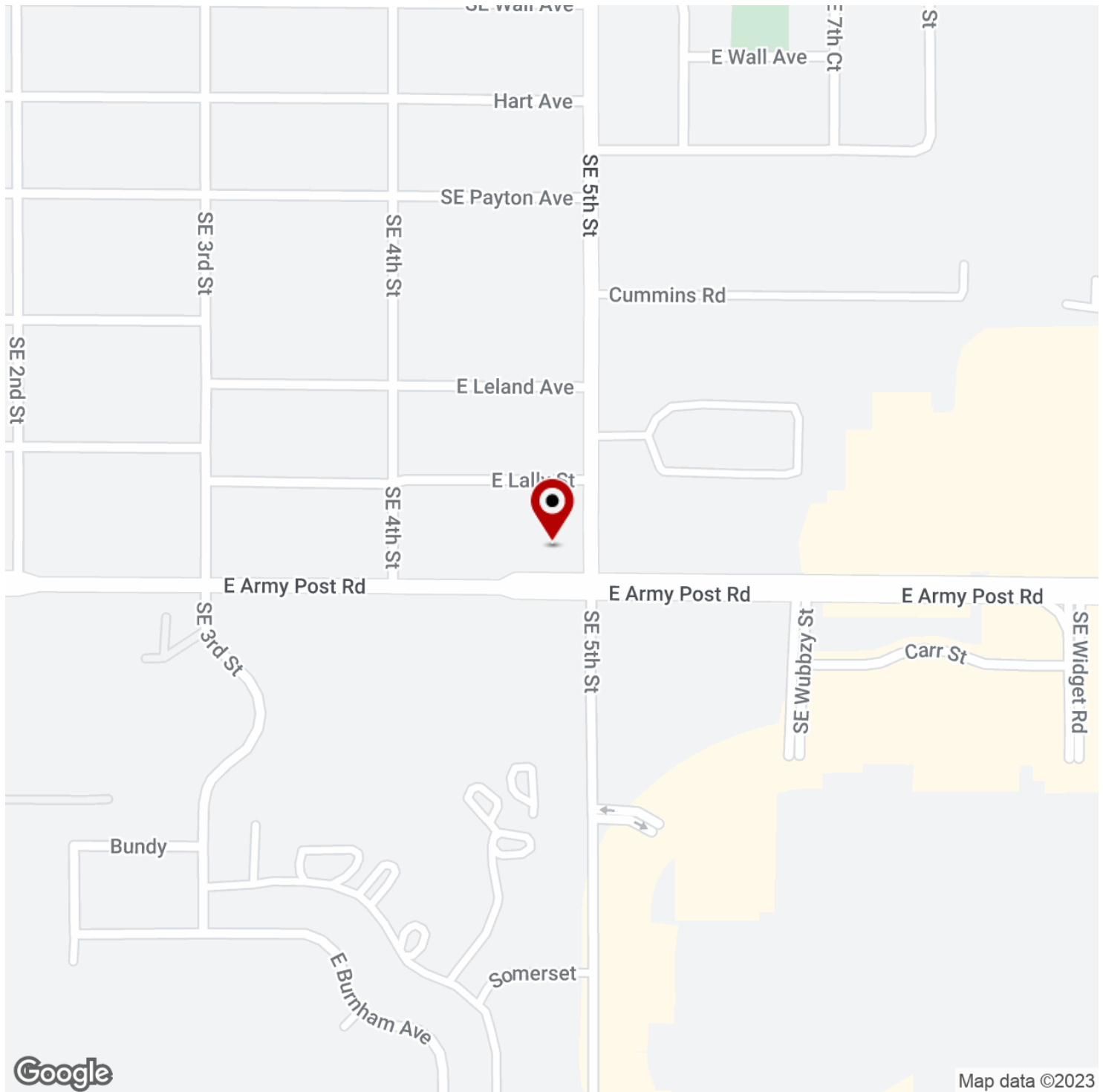
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KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

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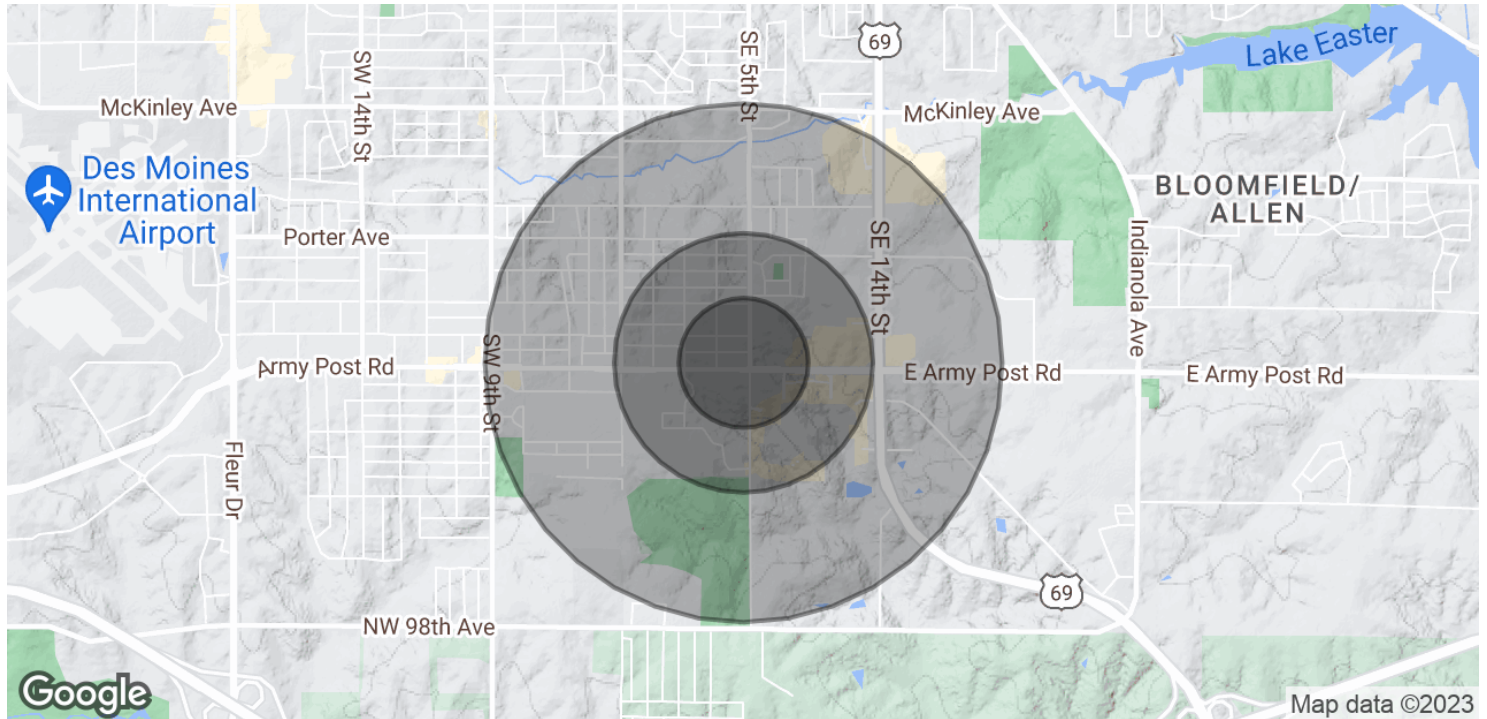
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	566	2,232	8,831
Average Age	42.9	42.2	37.9
Average Age (Male)	45.0	44.2	34.5
Average Age (Female)	41.8	41.1	37.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	314	1,230	4,223
# of Persons per HH	1.8	1.8	2.1
Average HH Income	\$37,472	\$37,717	\$43,322
Average House Value	\$118,593	\$117,424	\$121,301

* Demographic data derived from 2020 ACS - US Census

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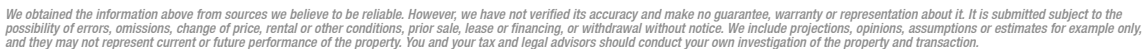
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