

RETAIL FOR LEASE



3205 SW 9th, Des Moines, IA 50315



PROPERTY DESCRIPTION

Located at the corner of SW 9th and Park Ave. Minutes from downtown, this property is situated at a lighted corner and is very easy to access the city with in minutes. Recently updated salon is now available for rent.

PROPERTY HIGHLIGHTS

- The building has all been updated
- New hickory hardwood floors,
- Fresh paint
- New boiler
- Energy efficient lighting
- There is a full dry basement with 9 foot ceilings as well.

OFFERING SUMMARY

Lease Rate:	\$1,750.00 per month (MG)
Number of Units:	1
Available SF:	2,100 SF
Building Size:	2,640 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,422	33,754	72,218
Total Population	10,664	70,258	164,358
Average HH Income	\$67,370	\$62,174	\$65,486

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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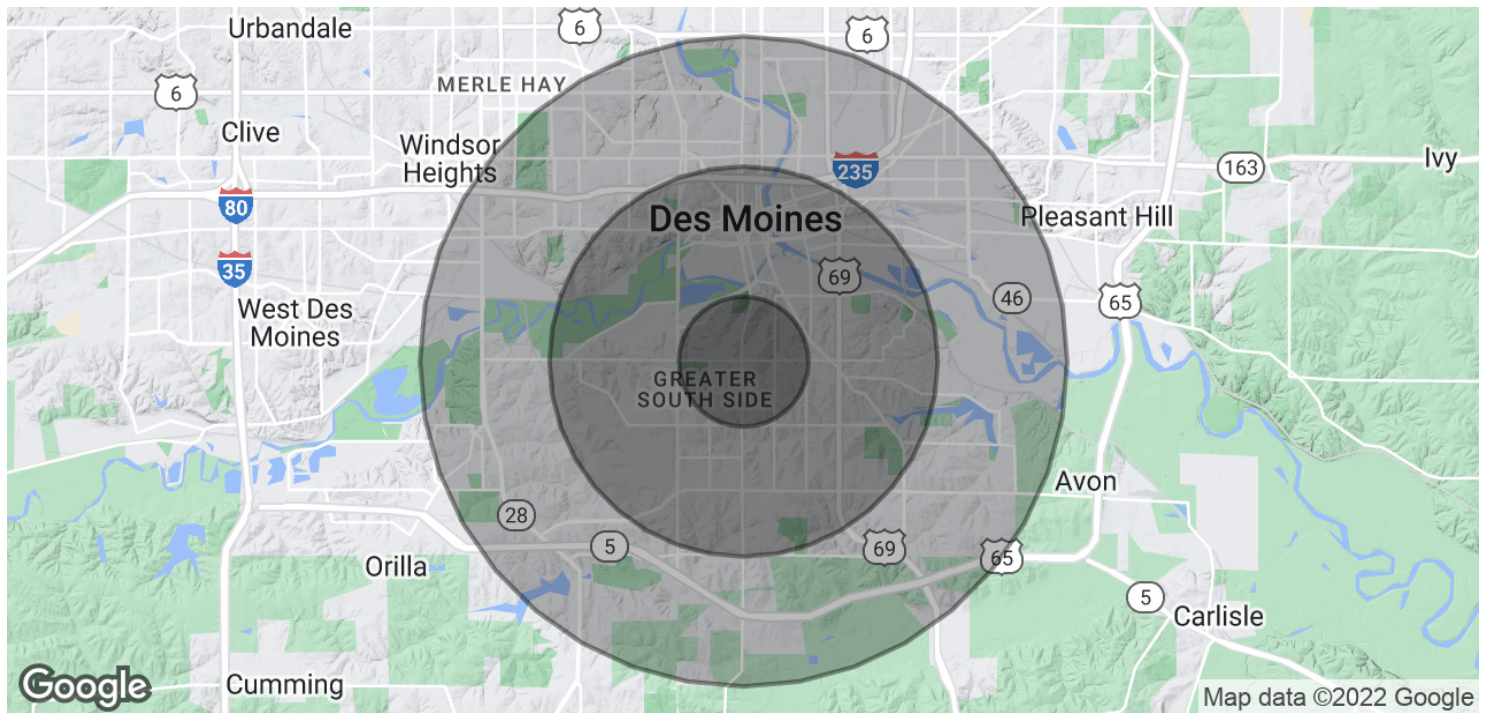
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,664	70,258	164,358
Average Age	38.8	35.5	35.0
Average Age (Male)	38.5	34.8	34.1
Average Age (Female)	39.2	35.8	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,422	33,754	72,218
# of Persons per HH	2.4	2.1	2.3
Average HH Income	\$67,370	\$62,174	\$65,486
Average House Value	\$223,051	\$206,454	\$189,379

* Demographic data derived from 2020 ACS - US Census

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