

FOR SALE

3011 Forest, Des Moines, IA 50311



PROPERTY DESCRIPTION

This building is located in the historic Drake neighborhood. Walking distance to all that Drake University has to offer. Minutes from everything!

PROPERTY HIGHLIGHTS

- 2000sf Multi use building
- onsite parking
- Drake University one minute away
- Free Standing Building

OFFERING SUMMARY

Sale Price:	\$425,000
Number of Units:	1
Lot Size:	0.124 Acres
Building Size:	2,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	451	1,955	8,507
Total Population	1,329	5,164	19,823
Average HH Income	\$58,870	\$58,187	\$58,299

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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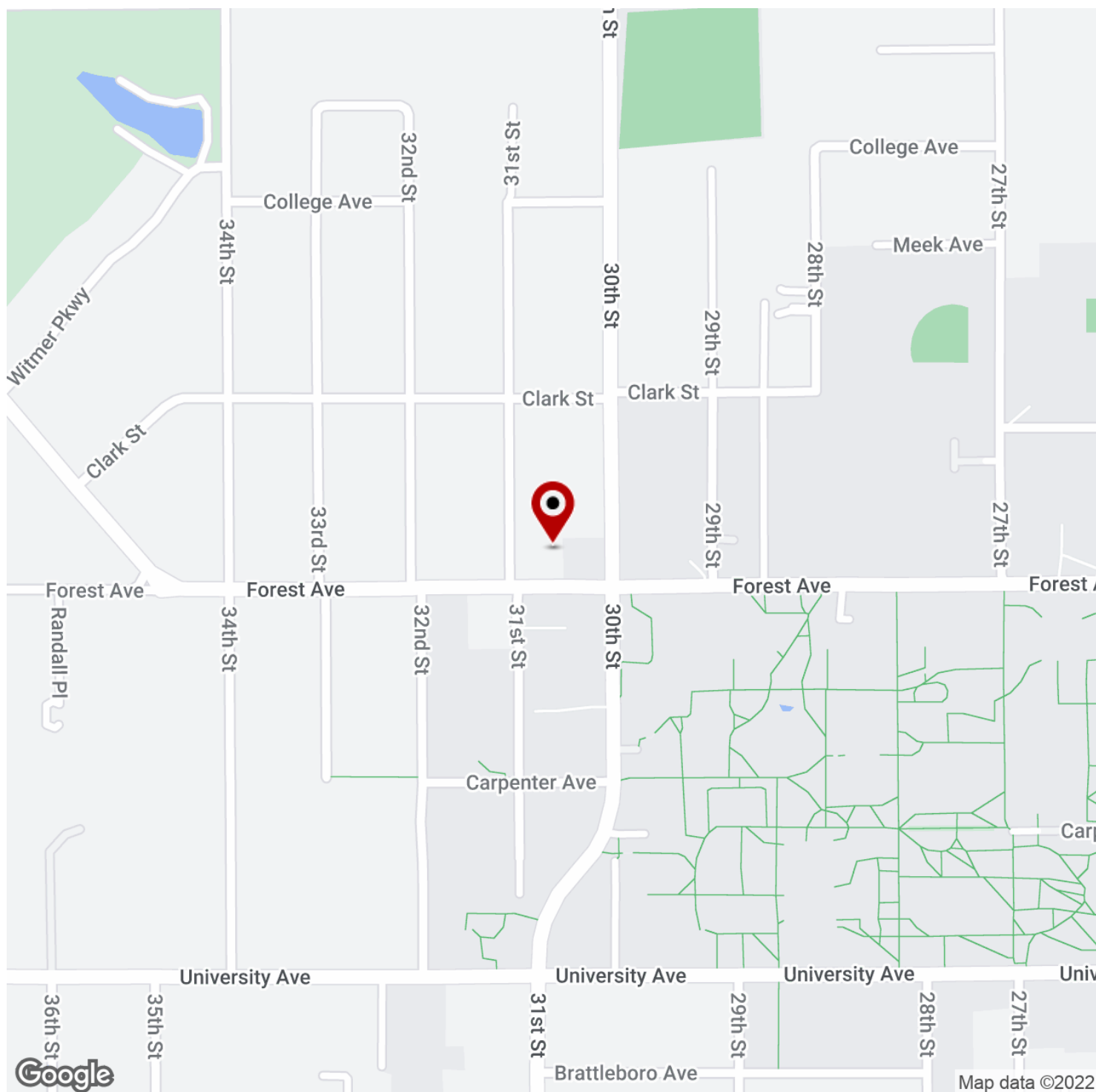
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

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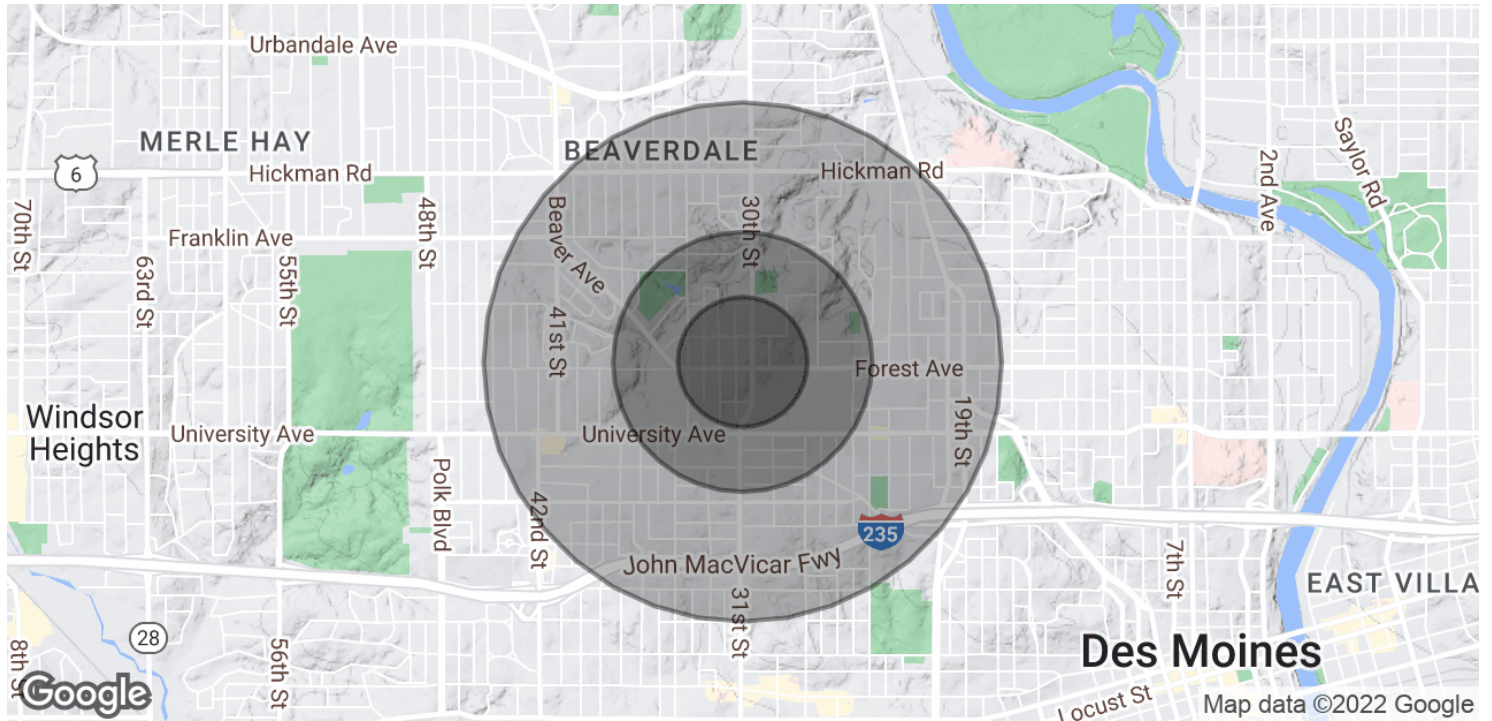
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,329	5,164	19,823
Average Age	24.0	28.7	31.1
Average Age (Male)	24.3	29.4	31.1
Average Age (Female)	23.5	28.2	31.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	451	1,955	8,507
# of Persons per HH	2.9	2.6	2.3
Average HH Income	\$58,870	\$58,187	\$58,299
Average House Value	\$169,250	\$162,999	\$141,537

** Demographic data derived from 2020 ACS - US Census*

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