

INDUSTRIAL FOR SALE OR LEASE

1500 EAST ARMY POST RD

Des Moines, IA 50320



PROPERTY DESCRIPTION

Located off SE 14th on Army Post Road . This property is close to the Interstate and the Bypass. Easy access to Des Moines and the Metro.

PROPERTY HIGHLIGHTS

- 2.71 Acres
- 10,640 sf
- Showroom and shop
- Outdoor storage

OFFERING SUMMARY

Sale Price:	\$975,000.00
Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	10,640 SF
Lot Size:	2.71 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	807	3,384	6,641
Total Population	1,620	6,864	15,145
Average HH Income	\$46,386	\$45,566	\$52,824

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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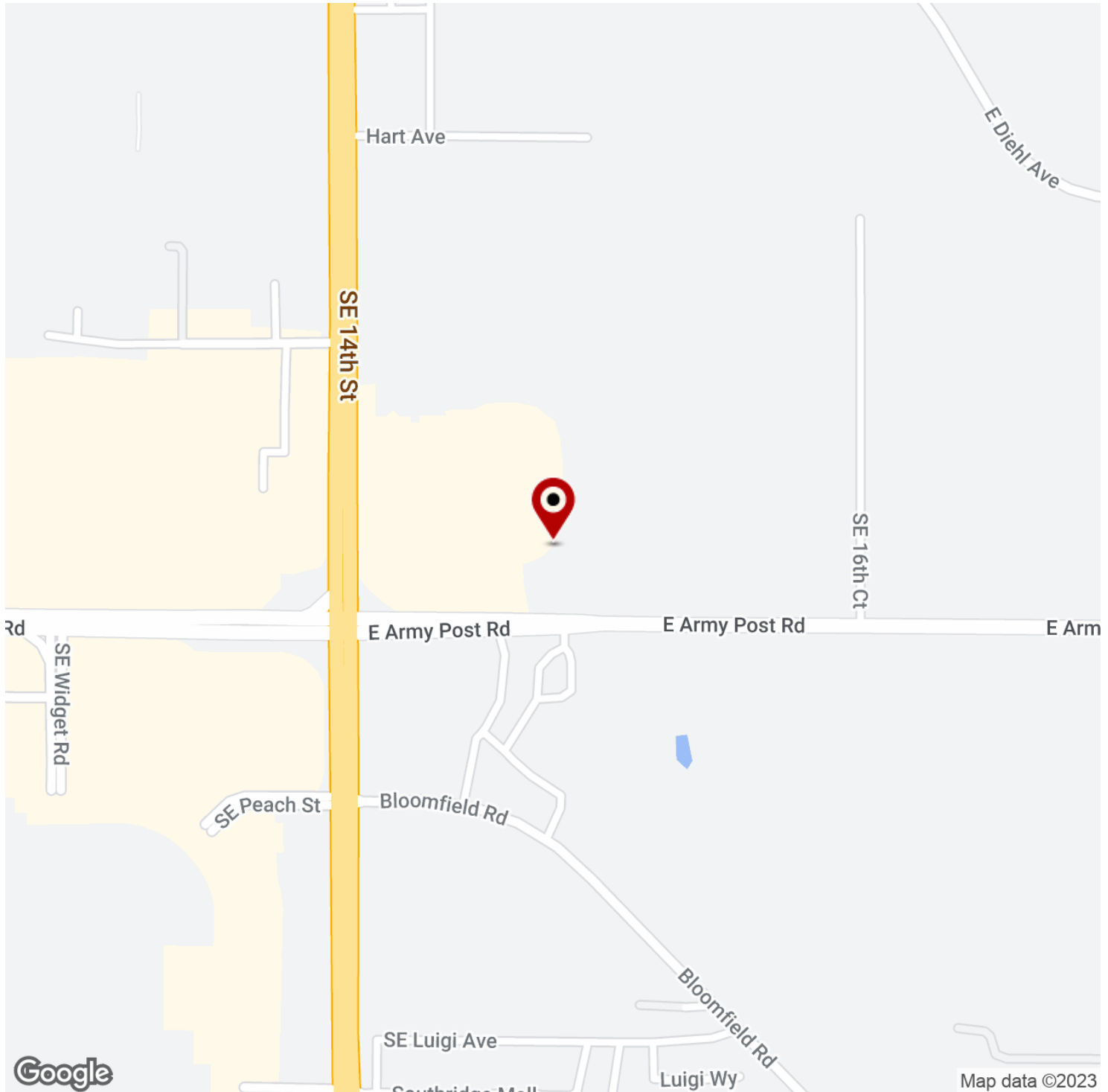
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

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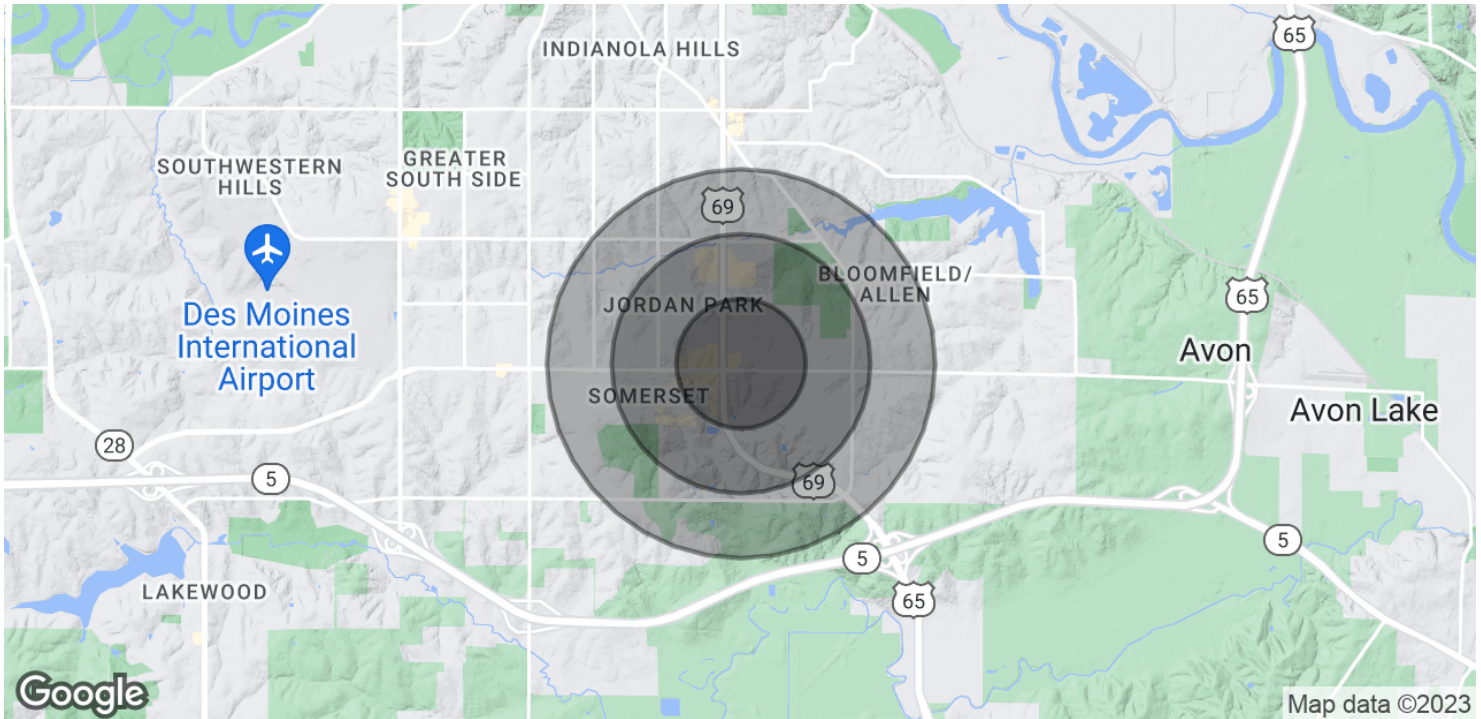
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,620	6,864	15,145
Average Age	37.8	37.9	36.1
Average Age (Male)	36.5	36.2	33.8
Average Age (Female)	37.1	37.4	36.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	807	3,384	6,641
# of Persons per HH	2.0	2.0	2.3
Average HH Income	\$46,386	\$45,566	\$52,824
Average House Value	\$114,381	\$112,670	\$128,478

* Demographic data derived from 2020 ACS - US Census

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