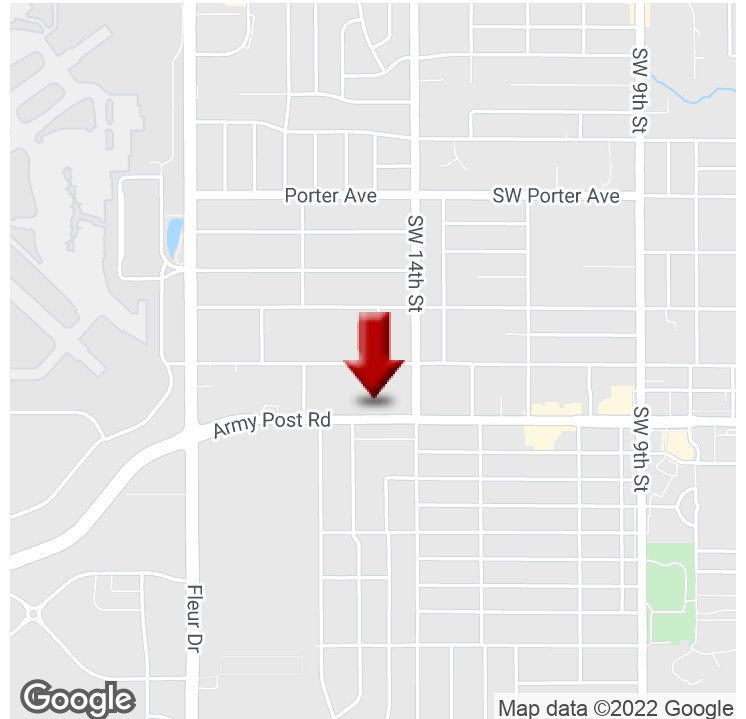


# RESTAURANT FOR SALE



1435 Army Post Road, Des Moines, IA 50315



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$400,000
<b>LOT SIZE:</b>	0.917 Acres
<b>BUILDING SIZE:</b>	2,162 SF
<b>ZONING:</b>	RX1 Mixed Use

## PROPERTY OVERVIEW

Restaurant for sale. Located on Army Post Road. Minutes from downtown and the 65/69 Bypass and the Des Moines International Airport.

## PROPERTY HIGHLIGHTS

- Restaurant
- 2,162
- .917 of an acre
- \$400,000.00

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

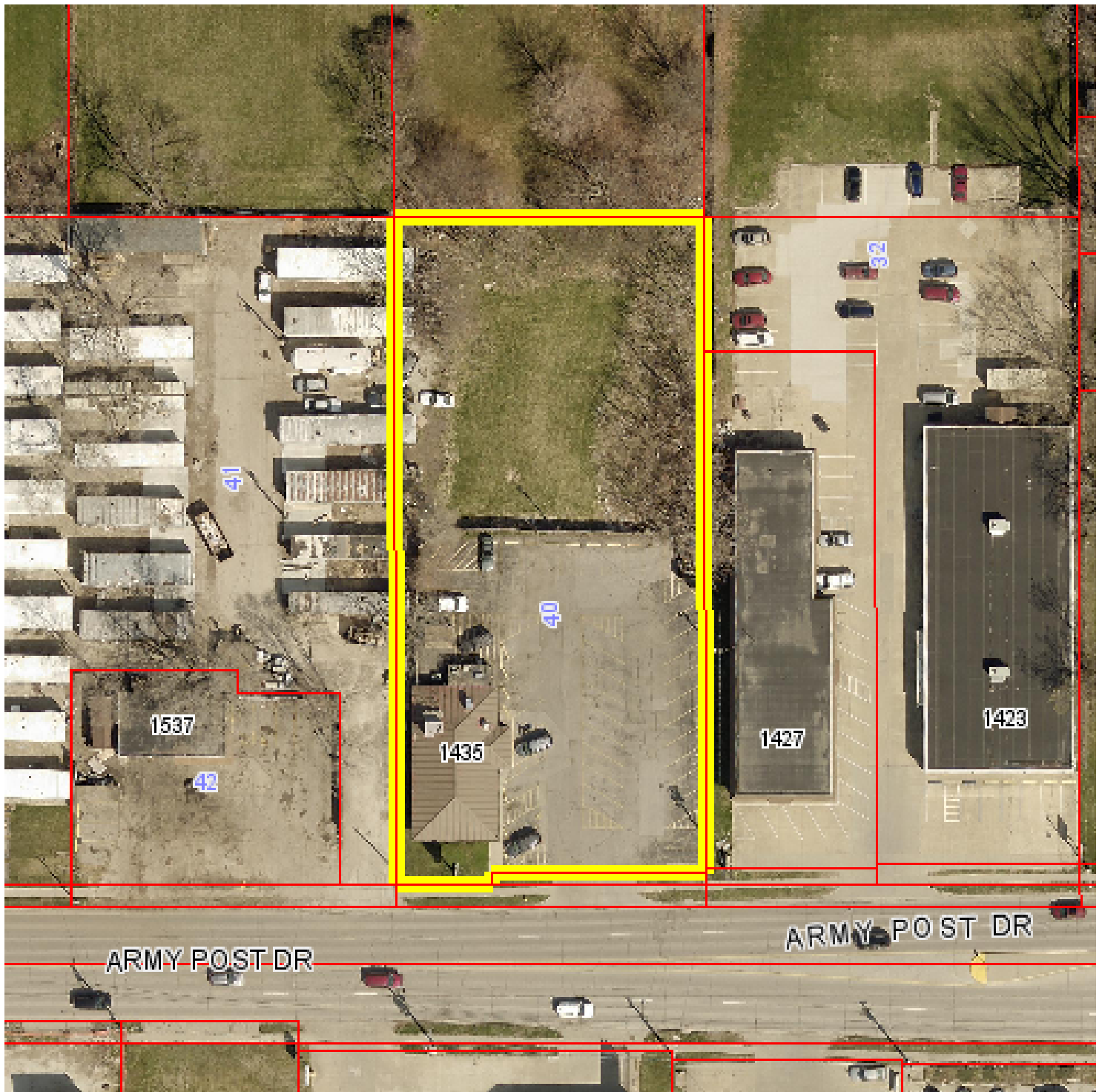
**MICK GROSSMAN**  
Managing Director  
0: 515.771.3299  
mickg@kwcommercial.com

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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## RETAIL FOR SALE

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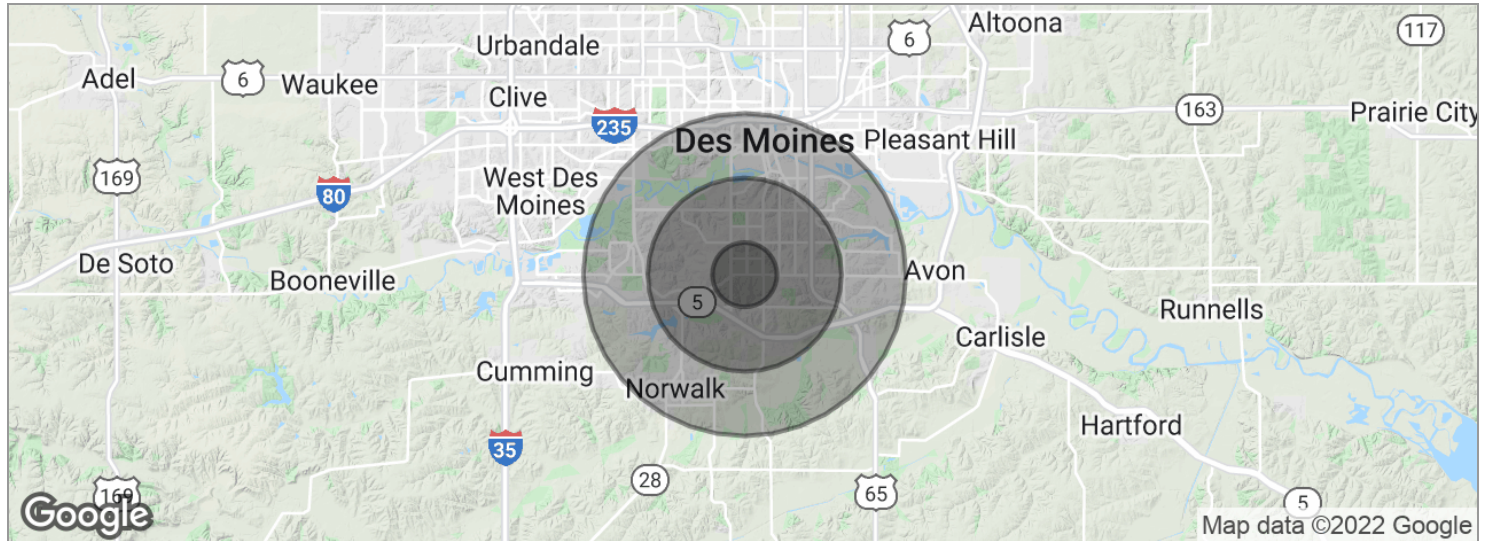
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,490	47,369	106,191
Median age	37.1	35.4	34.9
Median age (male)	34.7	34.3	34.8
Median age (Female)	39.3	37.0	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,030	19,440	45,221
# of persons per HH	2.5	2.4	2.3
Average HH income	\$49,674	\$56,928	\$59,572
Average house value		\$137,345	\$177,547

\* Demographic data derived from 2010 US Census

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