

## RETAIL FOR LEASE

# 3018 FOREST AVE

Des Moines, IA 50311



### PROPERTY DESCRIPTION

Located steps from Drake University and right next to the iconic Peggy's, this 1,200 SF restaurant space sits in one of the most active, walkable, and high-visibility spots in the entire Drake Neighborhood. Perfect for operators looking to tap into constant student traffic, campus events, and strong late-night/weekend activity.

### PROPERTY HIGHLIGHTS

- 1200sf
- Existing restaurant space
- on site parking
- Next to Drake University and Peggy's

### OFFERING SUMMARY

Lease Rate: 3,400.00

Available SF: 1,200sf

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,583	25,064	44,071
Total Population	19,414	58,789	102,454
Average HH Income	\$49,029	\$56,166	\$61,505

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

Managing Director

0: 515.771.3299

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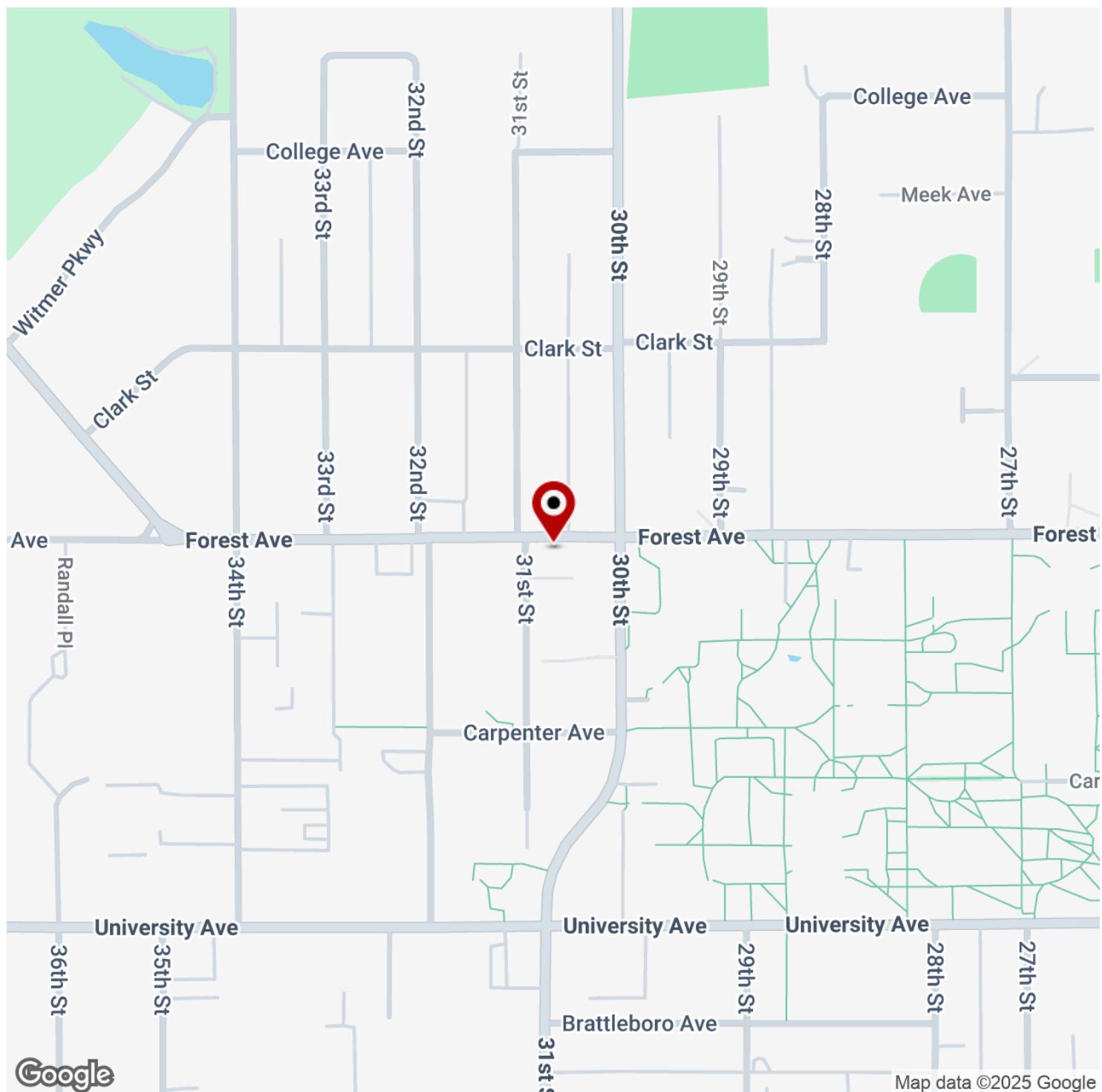
**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

Each Office Independently Owned and Operated

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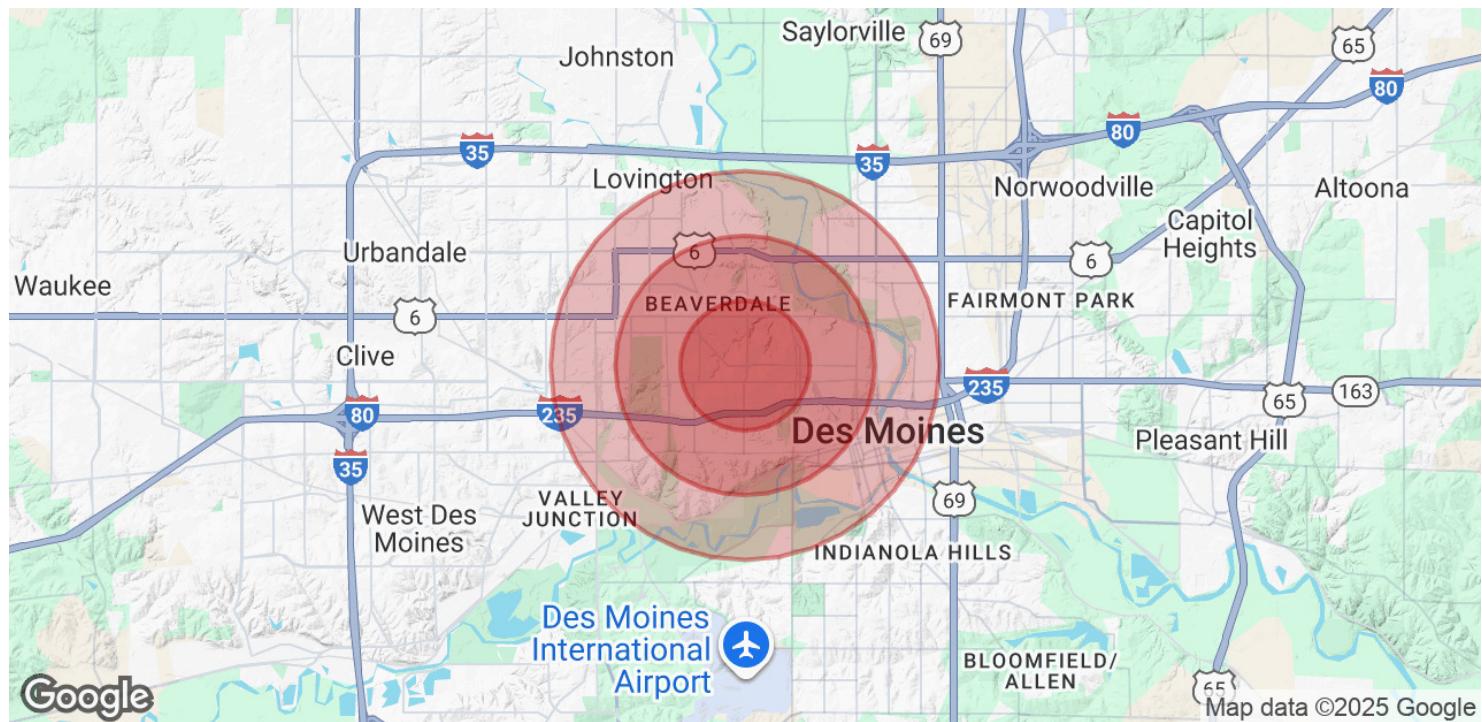
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,414	58,789	102,454
Average Age	27.8	32.3	34.3
Average Age (Male)	28.6	32.3	34.0
Average Age (Female)	27.6	33.2	35.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,583	25,064	44,071
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$49,029	\$56,166	\$61,505
Average House Value	\$145,799	\$182,947	\$171,592

2020 American Community Survey (ACS)

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