

RETAIL FOR LEASE

3207 SW 9TH

Des Moines, IA 50315



PROPERTY DESCRIPTION

Located at the corner of SW 9th and Park Ave. 1600sf with many rooms built out. Minutes from downtown, this property is situated at a lighted corner and is very easy to access the city with in minutes. Recently updated waxing 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

OFFERING SUMMARY

Lease Rate:	\$1,600.00 a month
Available square footage	1,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,830	34,373	70,319
Total Population	11,598	77,271	168,480
Average HH Income	\$89,562	\$80,415	\$81,031

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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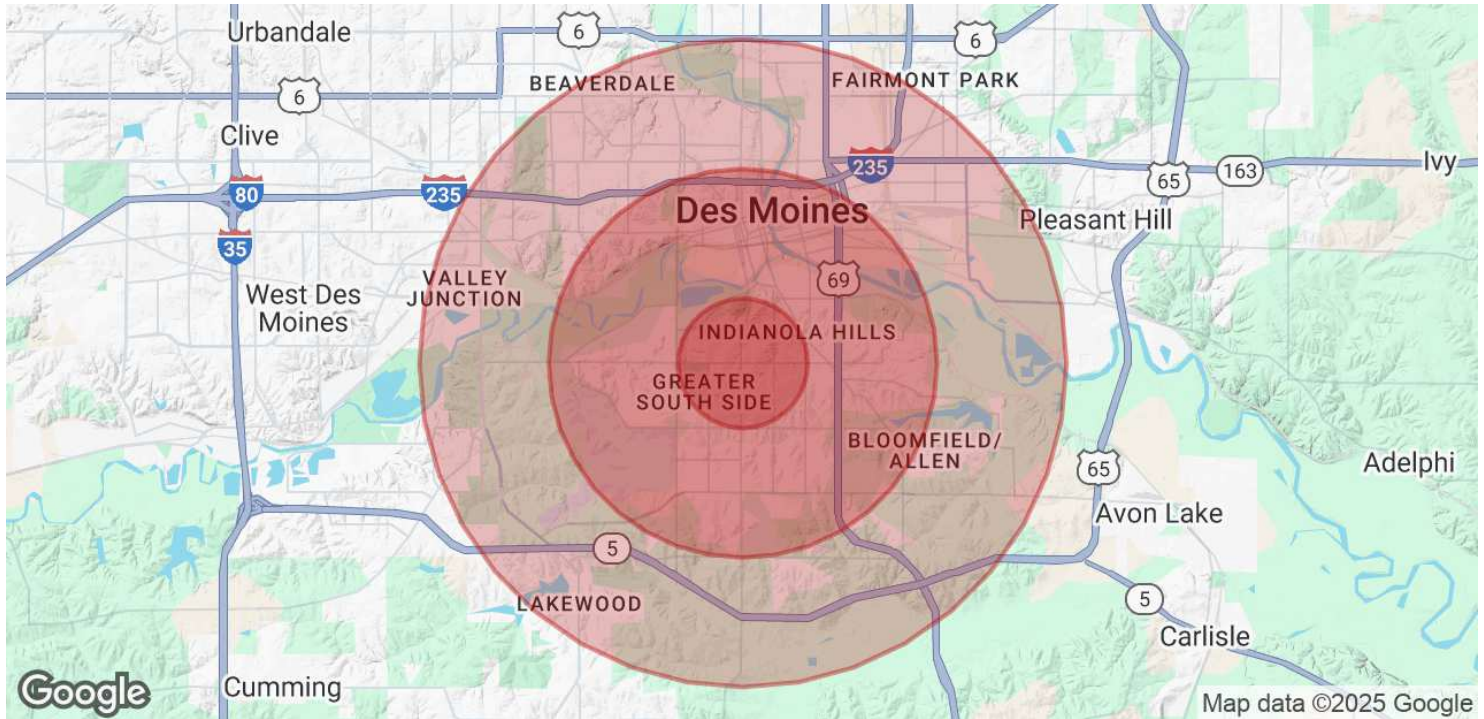
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,598	77,271	168,480
Average Age	40	38	38
Average Age (Male)	39	37	37
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,830	34,373	70,319
# of Persons per HH	2.4	2.2	2.4
Average HH Income	\$89,562	\$80,415	\$81,031
Average House Value	\$209,716	\$240,758	\$228,424

* Demographic data derived from 2020 ACS - US Census

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