

SHOP AND OFFICE

1448 E Madison, Des Moines, IA 50313



PROPERTY DESCRIPTION

Located off of NE 14th, this property offers private offices with reception area and a kitchenette. Warehouse with a drive in door and outdoor storage!

PROPERTY HIGHLIGHTS

- 1,440sf of Office
- 2,800sf Shop
- Drive In Door
- Fence in Outdoor Storage

OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month (NNN)
Available SF:	4,240 SF
Lot Size:	0.482 Acres
Building Size:	4,240 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,114	11,707	25,218
Total Population	8,561	30,817	64,305
Average HH Income	\$49,674	\$54,945	\$52,445

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.

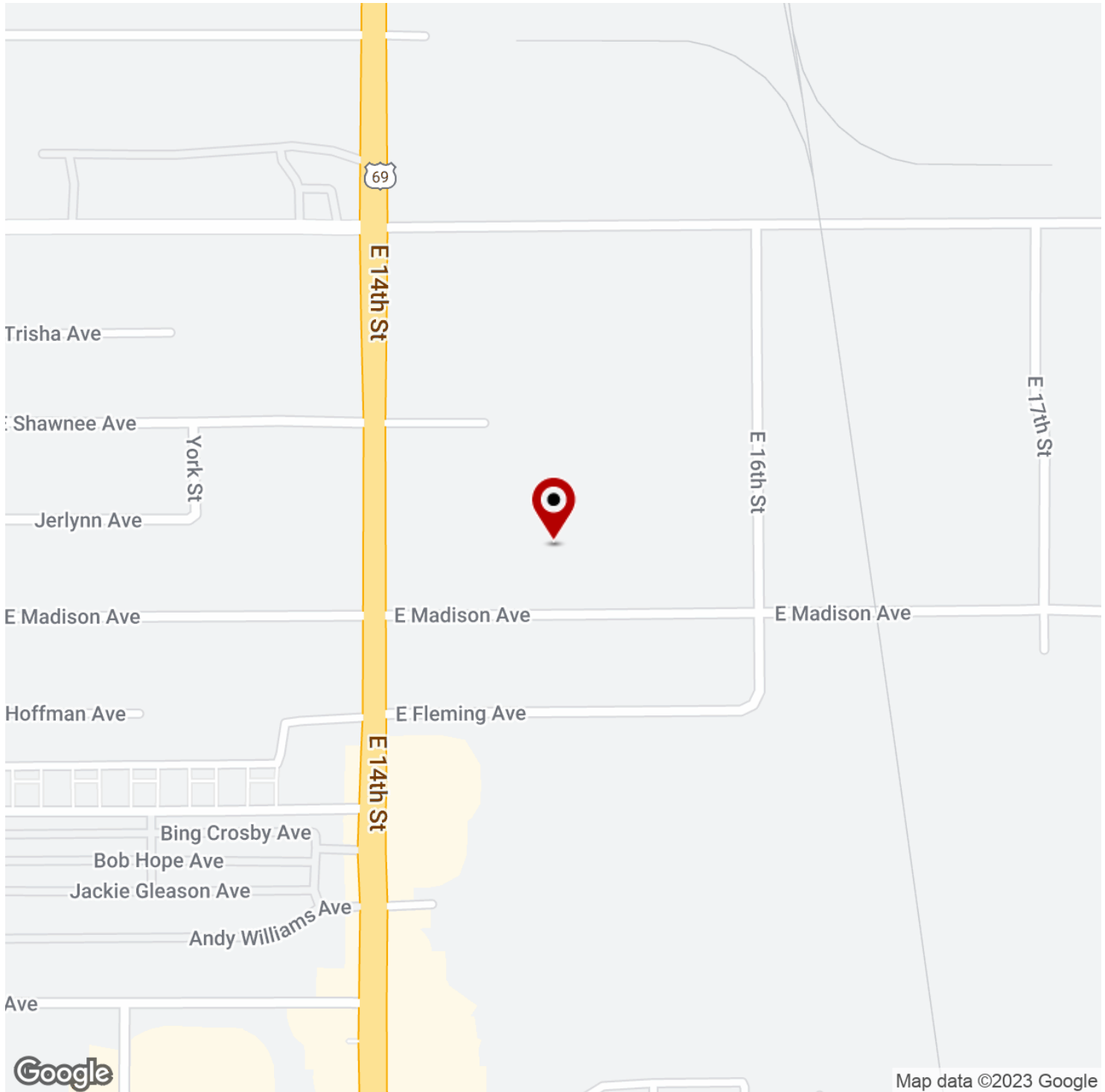
MICK GROSSMAN
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KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266



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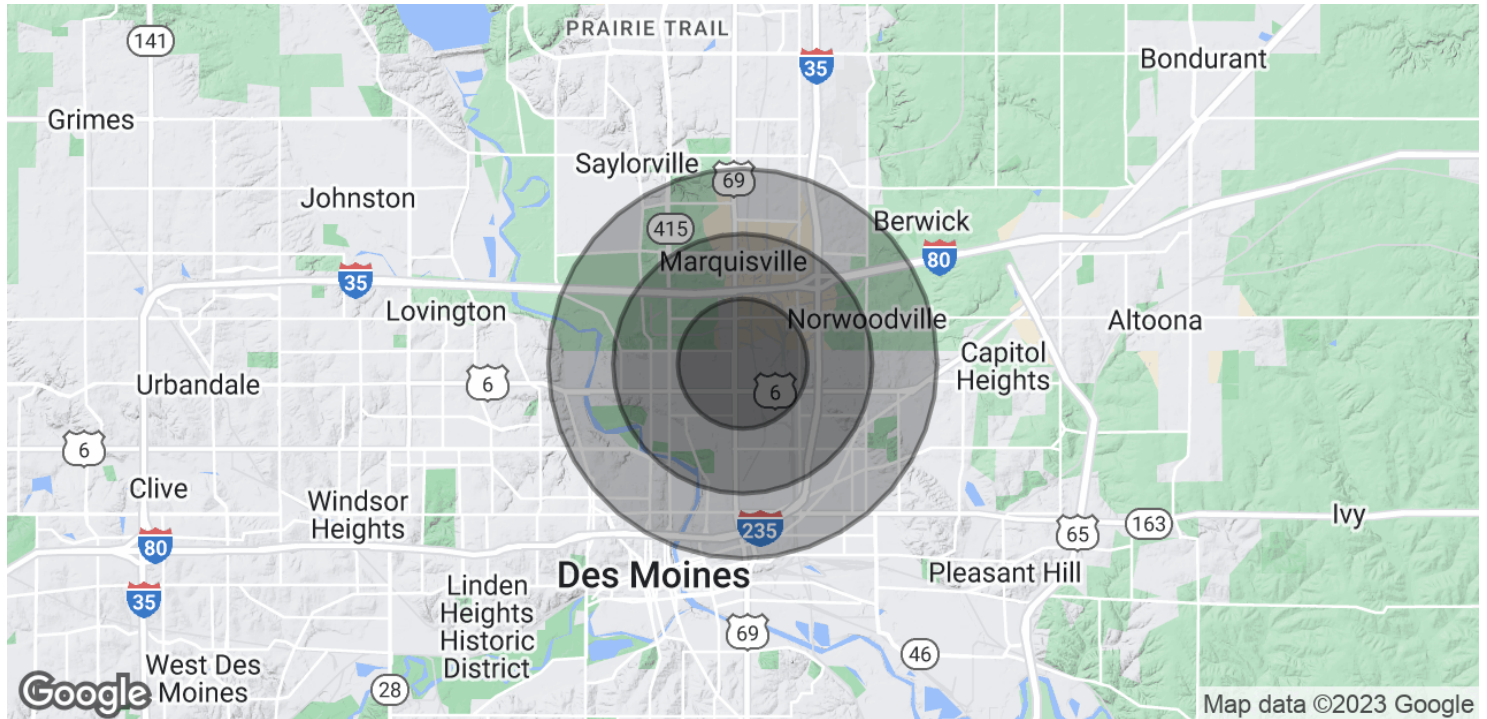
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,561	30,817	64,305
Average Age	33.1	36.4	35.0
Average Age (Male)	31.1	34.9	33.6
Average Age (Female)	34.8	38.6	37.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,114	11,707	25,218
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$49,674	\$54,945	\$52,445
Average House Value	\$113,876	\$117,854	\$114,292

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

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Each Office Independently Owned and Operated