

RETAIL FOR SALE & LEASE



2025 E. Grand, Des Moines, IA 50317



OFFERING SUMMARY

SALE PRICE:	\$145,000.00
LEASE RATE:	\$1,500.00
LOT SIZE:	0.652 Acres
YEAR BUILT:	1978
BUILDING SIZE:	1,470 SF
ZONING:	C-2
PRICE / SF:	\$98.64

PROPERTY OVERVIEW

1,470 SF Building on 28,000 SF Lot for Sale or Lease. Sale Price: \$145,000; Lease Rate: \$1,500/Month. The building was remodeled in 1999 and is a neighborhood retail opportunity.

Located on East Grand Avenue at 20th Street

PROPERTY HIGHLIGHTS

- 1,470 SF Building
- 28,000 SF Lot
- neighborhood retail opportunity.

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

MICK GROSSMAN
Director
0: 515.771.3299
mickg@kwcommercial.com

Licensed in IOWA to sell Real Estate.

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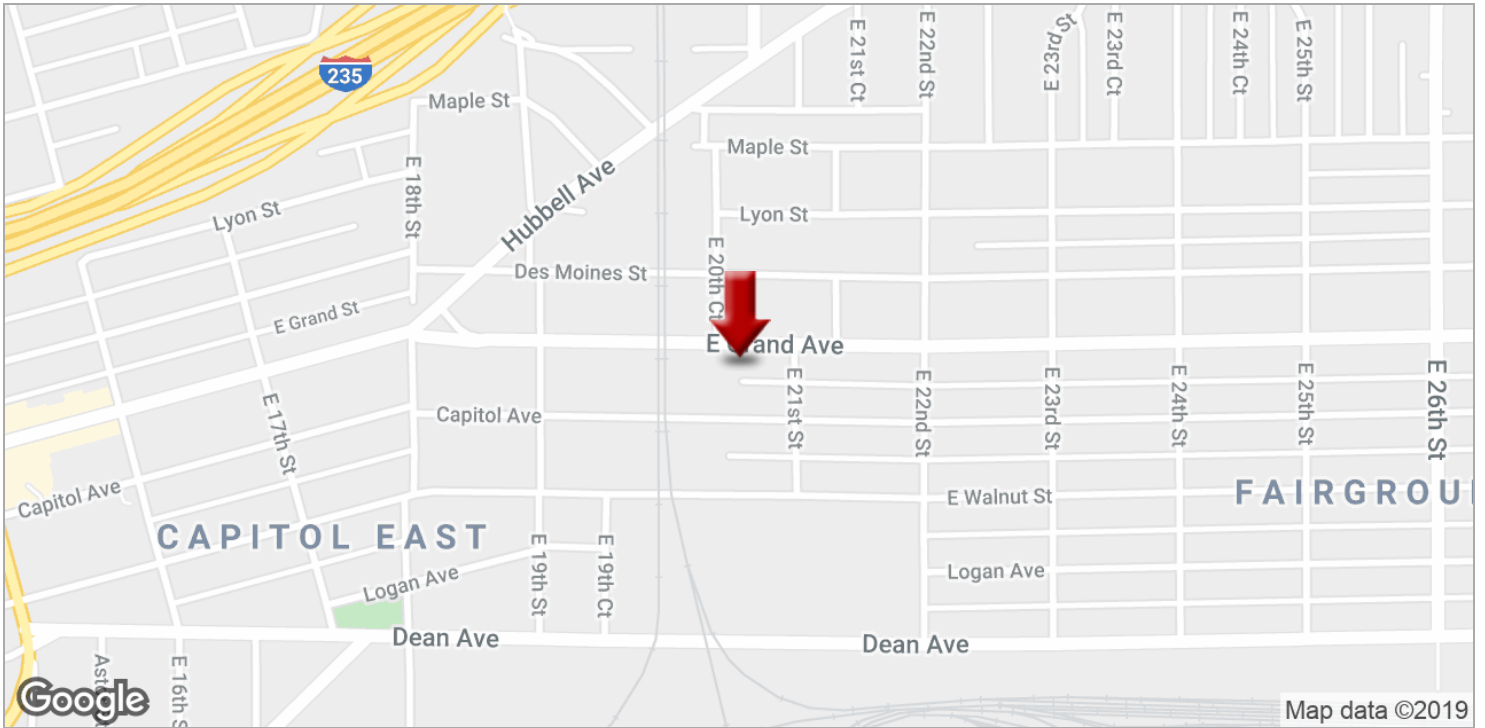
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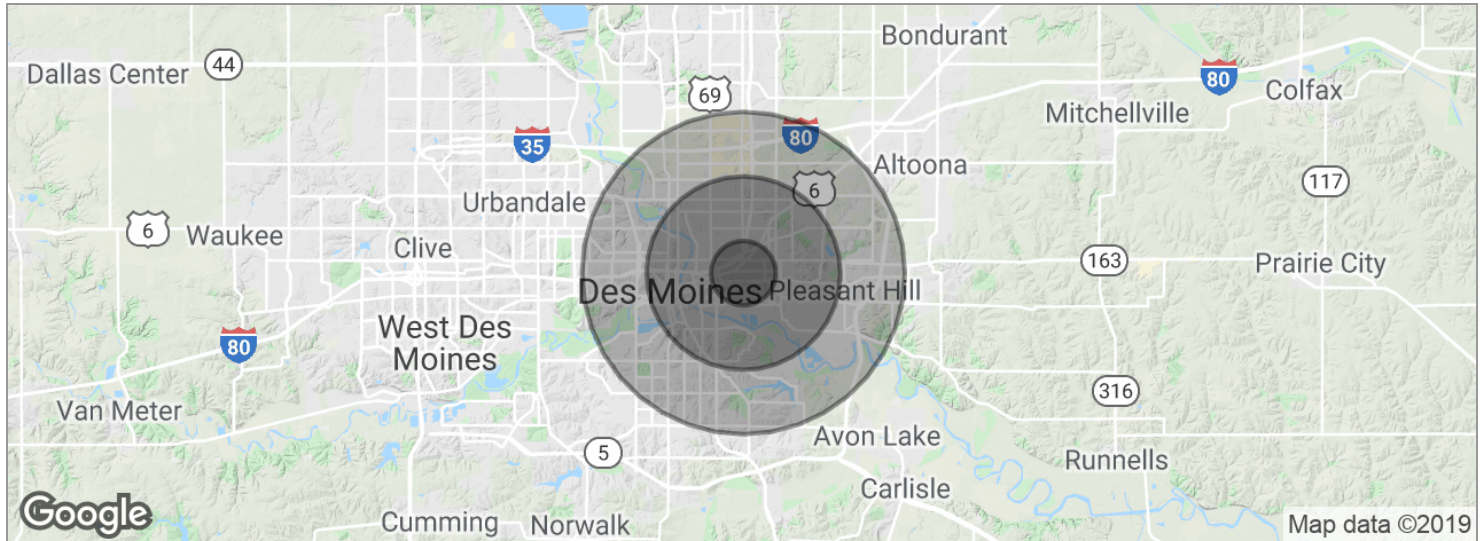
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,626	70,266	166,928
Median age	32.9	34.0	33.7
Median age (male)	31.2	32.8	33.0
Median age (Female)	35.5	35.9	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,410	27,435	66,339
# of persons per HH	2.5	2.6	2.5
Average HH income	\$41,131	\$46,103	\$49,537
Average house value	\$89,944	\$99,828	\$107,736

* Demographic data derived from 2010 US Census

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