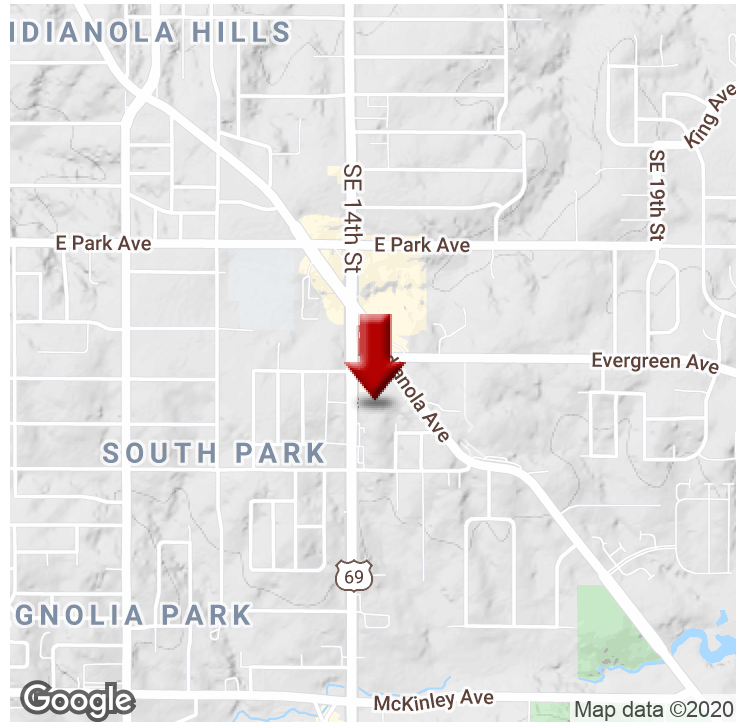


RETAIL FOR LEASE

3727 SE 14th, Des Moines, IA 50320



OFFERING SUMMARY

NUMBER OF UNITS:	2
AVAILABLE SF:	1,500 - 3,000 SF
LEASE RATE:	\$24.00 SF/yr (NNN)
BUILDING SIZE:	6,000 SF
ZONING:	C2

PROPERTY OVERVIEW

This Center is located in the heart of the retail activity on one of Des Moines' most traveled corridors. SE 14th serves as a key local thoroughfare connecting the southern suburbs and communities via Hwy 5 and intersects to the north with Interstate 235. This area's accessibility from major interstates also creates a semi-regional draw. Located less than four miles from Downtown Des Moines, this area has the potential to draw patrons from the booming office and residential market, as well as the densely populated area surrounding the center.

PROPERTY HIGHLIGHTS

- New Construction
- 2-1500 sf bays
- SE 14th Retail Corridor
- Storefront & monument signage available
- Ample at the door parking
- Located on highly visible signalized intersection - 28,000 vpd
- On MTA bus route

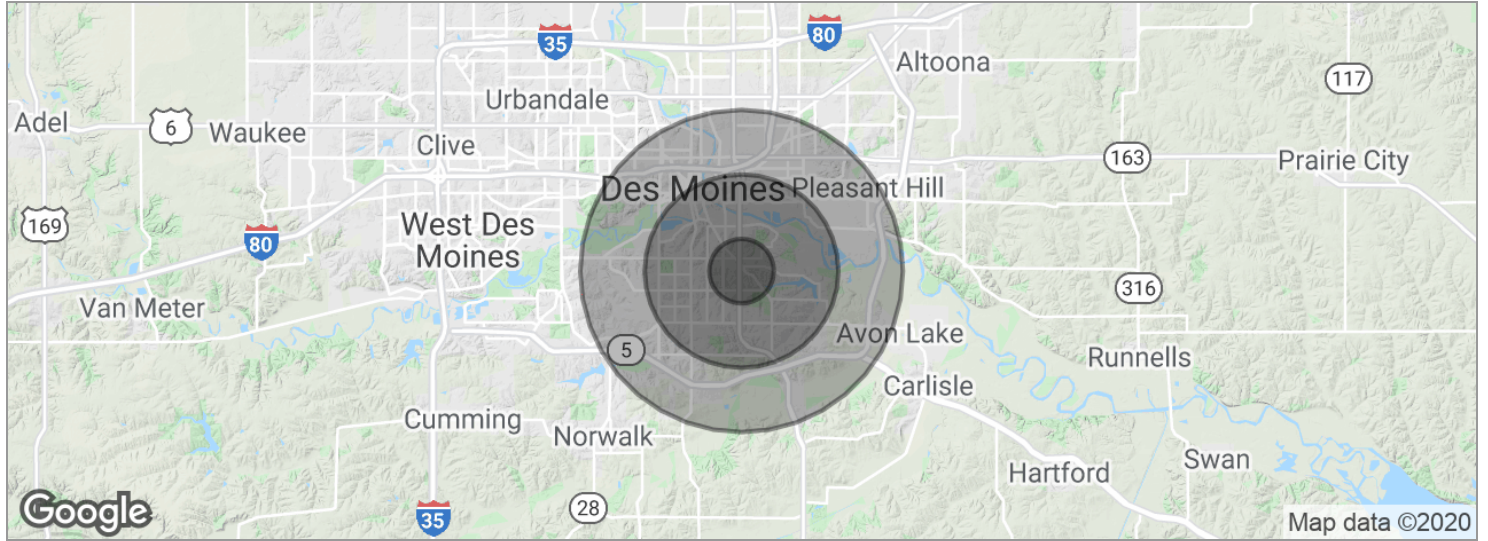
KW COMMERCIAL
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West Des Moines, IA 50266

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Licensed in IOWA to sell Real Estate.

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,566	60,596	135,824
Median age	32.7	33.2	33.8
Median age (male)	33.8	33.6	33.2
Median age (Female)	32.4	33.7	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,627	24,064	54,545
# of persons per HH	2.6	2.5	2.5
Average HH income	\$48,926	\$50,529	\$51,598
Average house value	\$117,196	\$123,310	\$119,534

* Demographic data derived from 2010 US Census

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