



7177 Hickman, Des Moines, IA 50322



OFFERING SUMMARY

SALE PRICE:	\$425,000
NUMBER OF UNITS:	6
LOT SIZE:	1 Acres
BUILDING SIZE:	7,446 SF
ZONING:	C-O
MARKET:	urbandale
PRICE / SF:	\$57.08

PROPERTY OVERVIEW

Office Condominiums
7,446sf
(6) Units @ 1,241 s/f each
Income producing Tenant
Individually metered utilities Conveniently Located
Traffic Count 19,350 VPD
Tenant signage facing Hickman Road

PROPERTY HIGHLIGHTS

- Convient location
- Ground level
- Ample parking
- Northern exposer

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

MICK GROSSMAN
Managing Director
0: 515.771.3299
mickg@kwcommercial.com

Licensed in IOWA to sell Real Estate.



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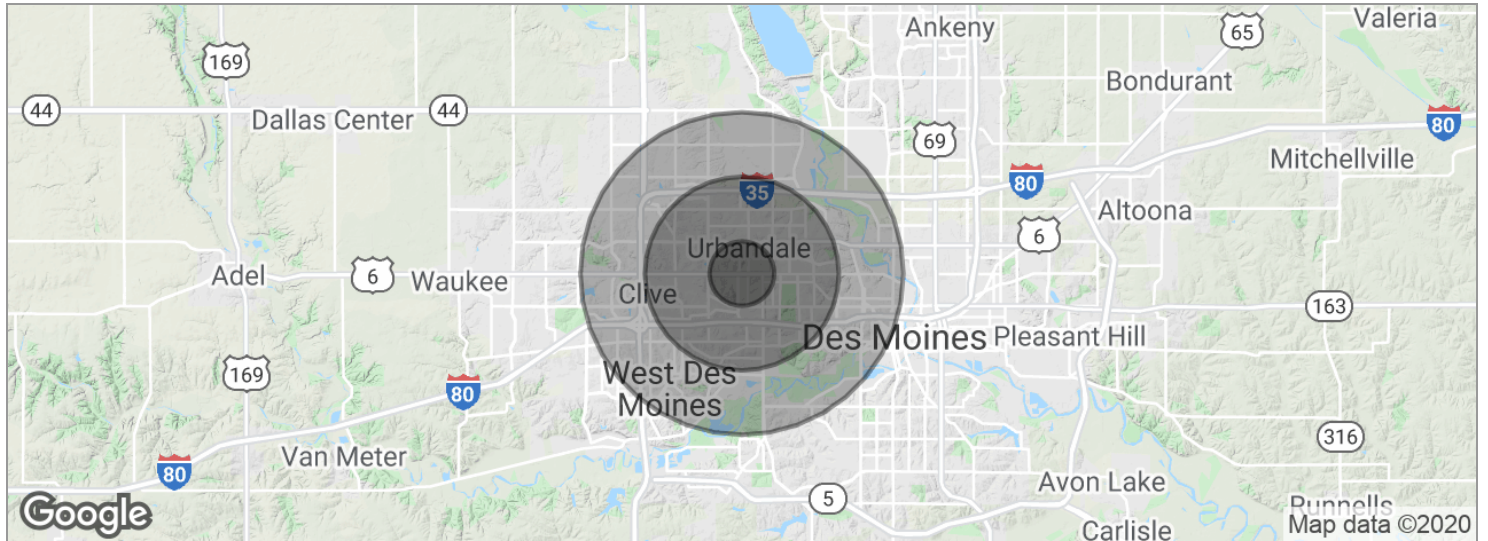
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,080	96,134	195,620
Median age	39.4	37.8	36.6
Median age (male)	37.2	36.4	35.4
Median age (Female)	40.1	39.1	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,455	41,733	83,072
# of persons per HH	2.2	2.3	2.4
Average HH income	\$68,071	\$74,311	\$76,465
Average house value	\$161,069	\$166,952	\$184,138

* Demographic data derived from 2010 US Census

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