

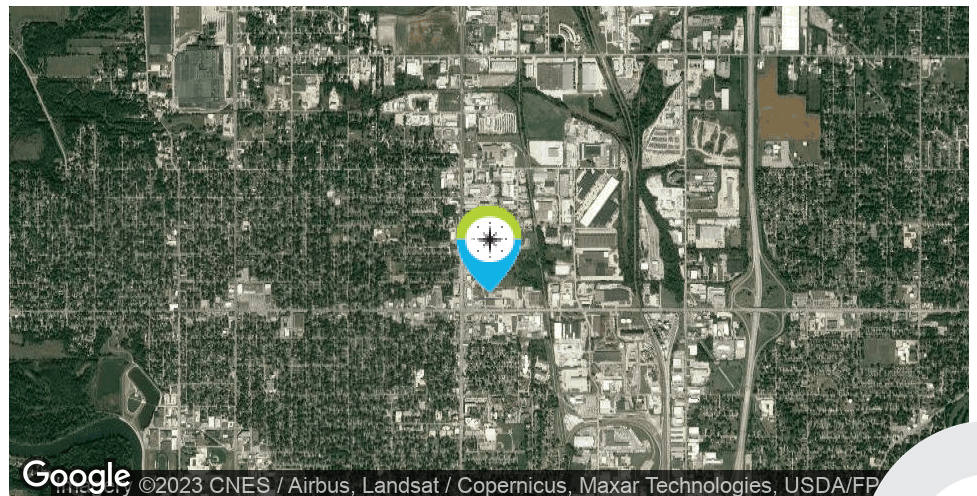


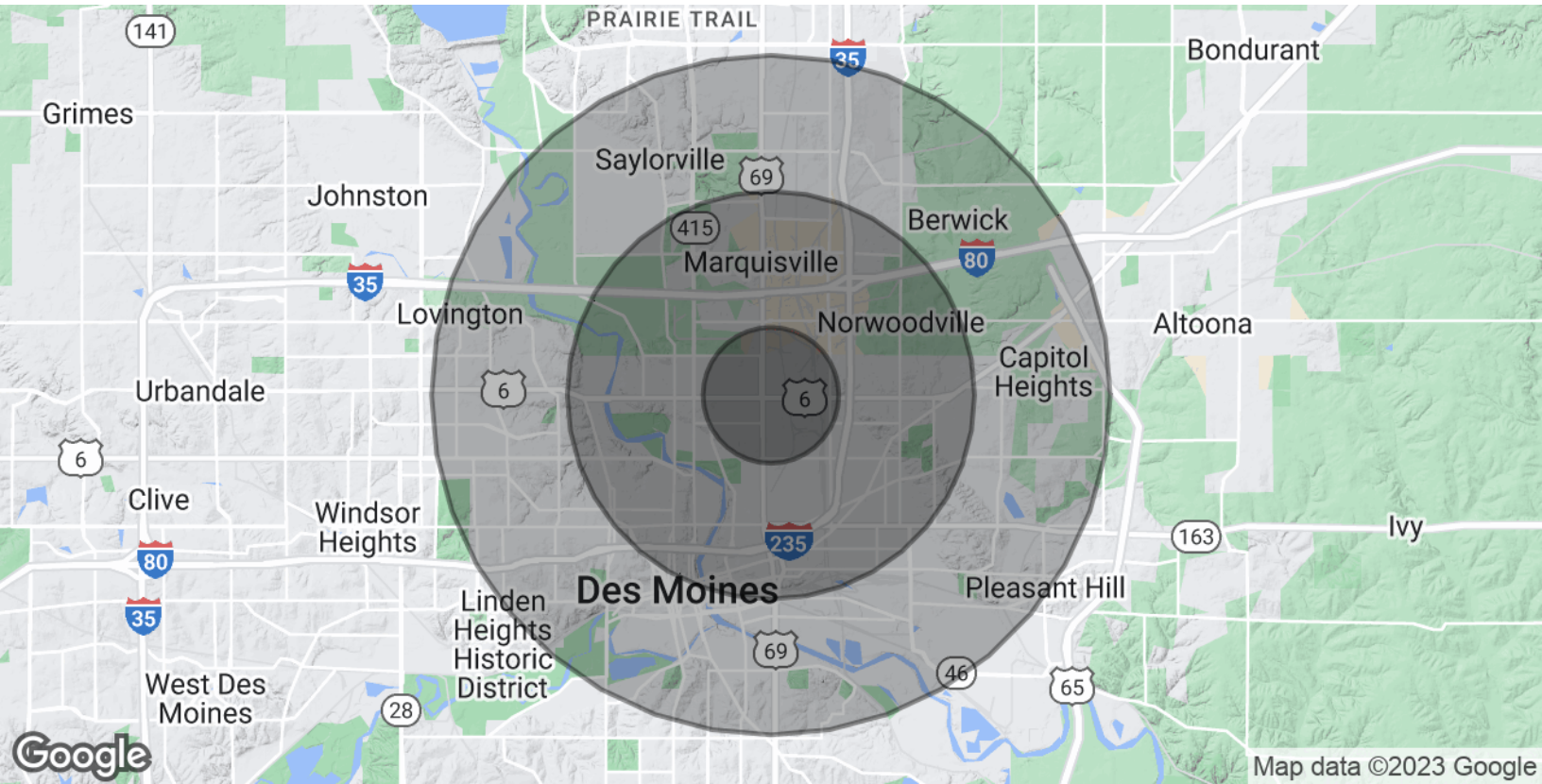
OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	1.03 AC
Zoning:	PUD

PROPERTY HIGHLIGHTS

- Available for sale, ground lease and build-to-suit opportunities
- PUD zoning: Retail/Office
- Prominently located 10 minutes from Downtown Des Moines with access to Highway 69 (34,000 VPD) and major regional interstates I-235 and I-35





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,580	71,624	166,178
Average Age	32.9	34.7	35.2
Average Age (Male)	31.6	33.5	34.2
Average Age (Female)	34.3	36.5	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,186	28,670	72,143
# of Persons per HH	2.8	2.5	2.3
Average HH Income	\$49,848	\$51,402	\$62,354
Average House Value	\$109,141	\$109,142	\$150,417

