



# 1,411 SF Retail Space

5836 Douglas Avenue  
Des Moines, IA



## Property Information

1,411 SF of prime retail space at the corner of Merle Hay Road and Douglas Ave, Des Moines. Former Sports Clips, the space features a reception/waiting area, large open area for multiple styling stations, shampoo/massage room with sink hookups and break room with washer/dryer hookups. Join T-Mobile, Noodles & Company, Zenko Tea, Taco John's, Verizon, Rent-A-Center, Tullpa Restaurant, and Greenleaf Tobacco & Vape in this high-profile center on one of the busiest intersections in Iowa. Also facing Target and Merle Hay Mall, this location is visible to over 60,000 cars per day!

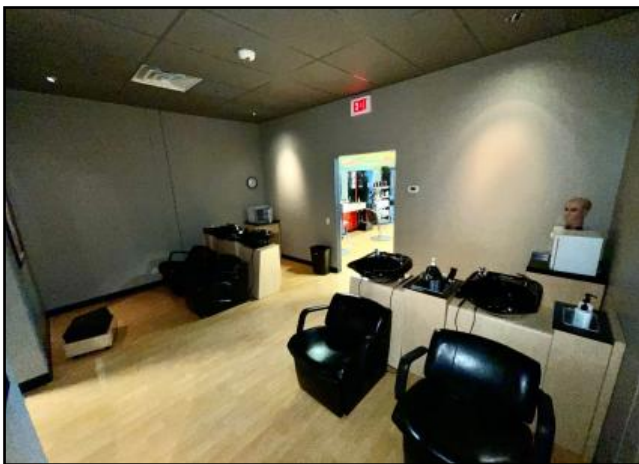
## Demographics



**Rich Eychaner** 515-262-0000 x101  
rich@eychanerproperties.com

**Andy Burton** 515-262-0000 x102  
andy@eychanerproperties.com

	One	Three	Five
<i>Population</i>	9,750	103,991	204,799
<i>Day Time</i>	73,252	179,948	268,19
<i>Day Work</i>	69,611	132,435	174,452



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rich@eychanerproperties.com

**Andy Burton**  
andy@eychanerproperties.com

**515-262-0000**  
**eychanerproperties.com**

Information listed is believed accurate, but is not guaranteed. Buyer/Lessee should independently investigate all factors to ensure satisfaction with property before completing an offer. Eychaner Properties will present any reasonable written offers to owner.