

4320 WESTOWN PARKWAY

4320 WESTOWN PARKWAY, WEST DES MOINES, IA 50265



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Westown City Center is an office and retail development located at the southwest corner of 42nd Street and Westown Parkway. The location is ideal for office, medical or retail uses in this well-established area of West Des Moines.

PROPERTY HIGHLIGHTS

- Former Free-Standing Bank Building for Sale or Lease.
- Two Existing Drive-Thru Lanes and Drive Up ATM.
- Patio Opportunity on the west side of the building.
- Westown Parkway frontage providing unobstructed visibility and signage opportunities.
- Multiple Ingress/ Egress points providing easy access.
- Signalized intersection at 42nd Street and Westown Parkway.
- Adjacent to more than 4 million square feet of office space.
- Average daily traffic in excess of 17,000/vehicles.
- Convenient Access to I35 / I80.
- On Dart Bus Route.
- PUD Zoning – City of West Des Moines.



OFFERING SUMMARY

Sales Price:	\$1,550,000
Lease Rate:	Negotiable
Available SF:	Up to 5,300 SF
Building Size:	5,300 SF
TI Allowance:	Negotiable

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,558	20,060	38,576
Total Population	6,337	51,028	95,784
Average HH Income	\$47,455	\$51,856	\$54,797

For More Information, Contact:

ANDY HODGES

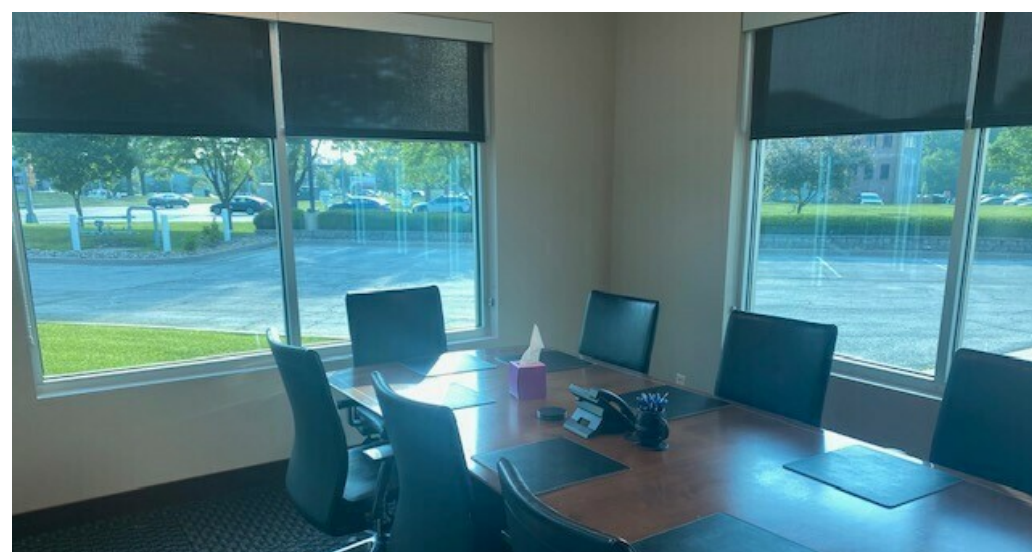
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4320 WESTOWN PARKWAY

PROPERTY PHOTOS

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For More Information, Contact:

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 **SIGNATURE**
COMMERCIAL REAL ESTATE

SITE PLAN



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4320 WESTOWN PARKWAY

4320 AERIAL MAP

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