



# M-KEDS DEVELOPMENT

Lots for Sale

HWY 141 & Gateway Drive, Grimes, IA 50111

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 **CUSHMAN & WAKEFIELD**  
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# PROPERTY OVERVIEW

A growing suburb of Des Moines, Grimes offers an attractive setting for development. This land development features 9 prime lots, ranging from 1 to 4 acres, ideal for industrial, retail, and office users. Located just to the north of I-80/35 on HWY 141, M-KEDS offers excellent visibility and easy access to all parts of the Des Moines Metro.

## Potential Uses:

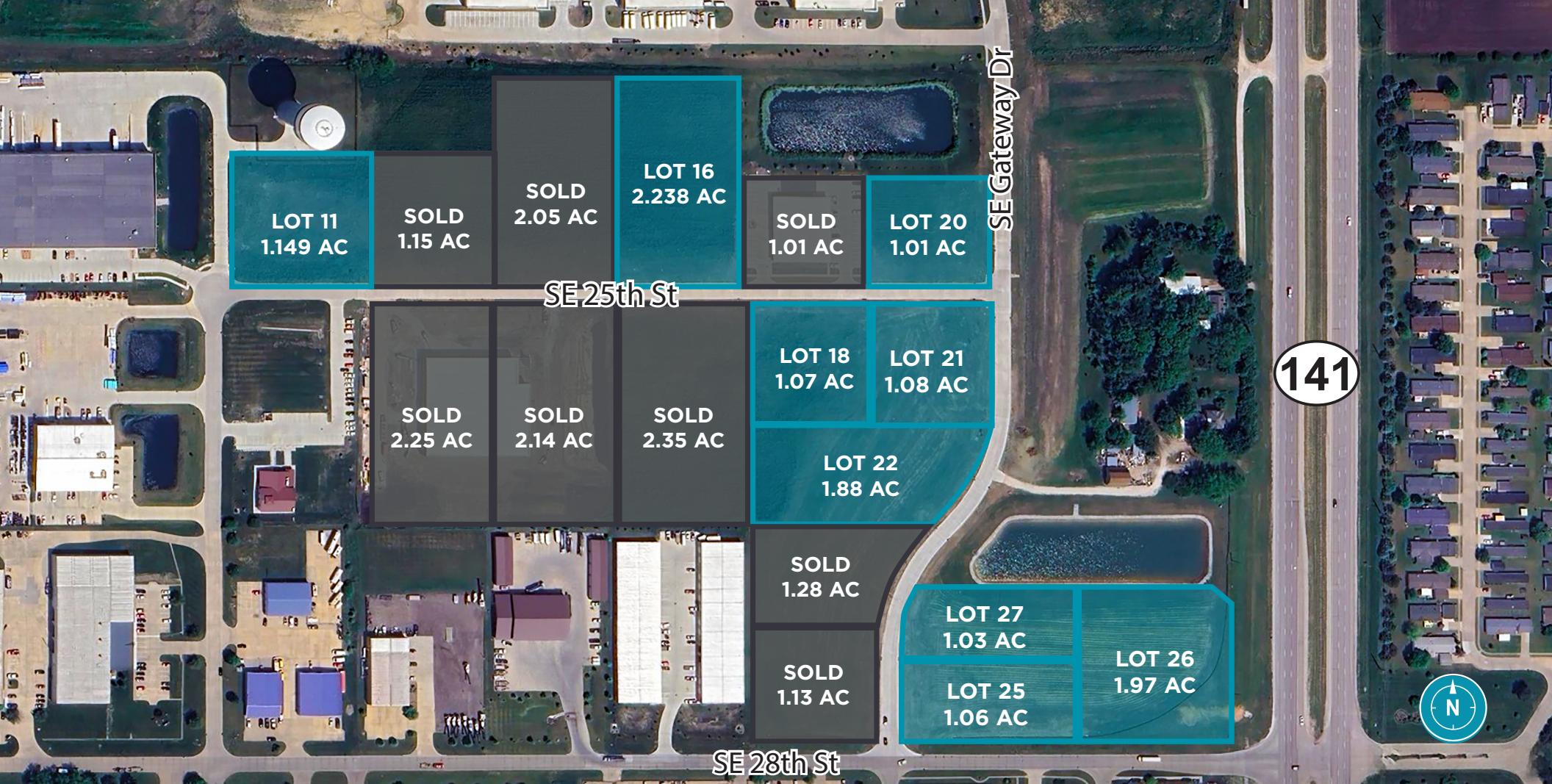
- Light Industrial
- Retail
- Office

## Traffic Counts:

HWY 141: 34,152 VPD

I-80/35: 104,227 VPD





Lot #	Acres	Square Feet	PSF
11	1.149	49,981	\$8.00
16	2.238	97,400	\$7.50
18	1.072	46,632	\$7.75
20	1.01	43,935	\$10.00
21	1.077	46,849	\$10.00
22	1.88	81,780	\$10.00
25	1.06	46,110	\$14.00
26	1.97	85,695	\$14.00
27	1.03	44,805	\$14.00



# AREA MAP



# LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Population	4,535	46,430	118,340
AVG. HH Income	\$81,385	\$129,297	\$1114,902
Total Households	1,779	17,455	45,505
Total Employees	3,425	24,279	78,438



## GRIMES, IA

Grimes is one of the fastest growing cities in Iowa. There are many reasons for this dramatic growth, and they are resulting in a truly great community to live comfortably, have an active lifestyle, and/or raise a family. The Grimes community is comprised of great neighborhoods, excellent schools, and enjoyable destinations that make living here fun and meaningful.

Grimes is conveniently located in the Des Moines Metro, just off I-35/I-80, which connect it to major cities across the U.S.



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