

# 1105 7TH STREET FOR GROUND LEASE OR BUILD TO SUIT

Des Moines, Iowa



## OVERVIEW

Located in between Mercy Hospital and DMACC Urban Campus, this 0.765 acre parcel is available for ground lease or build to suit.

## DEMOGRAPHICS

| ESRI 2025      | 3 mile   | 5 mile   |
|----------------|----------|----------|
| Population     | 103,964  | 214,549  |
| Avg. HH Income | \$81,225 | \$87,536 |

## FOR MORE INFORMATION:

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## FEATURES

- Located in between Mercy and DMACC Urban Campus
- Near downtown amenities
- Approximately 80,000 people work downtown daily
- 1.7 million visits to MercyOne over the past year (Placer.ai)
- RX2 zoning



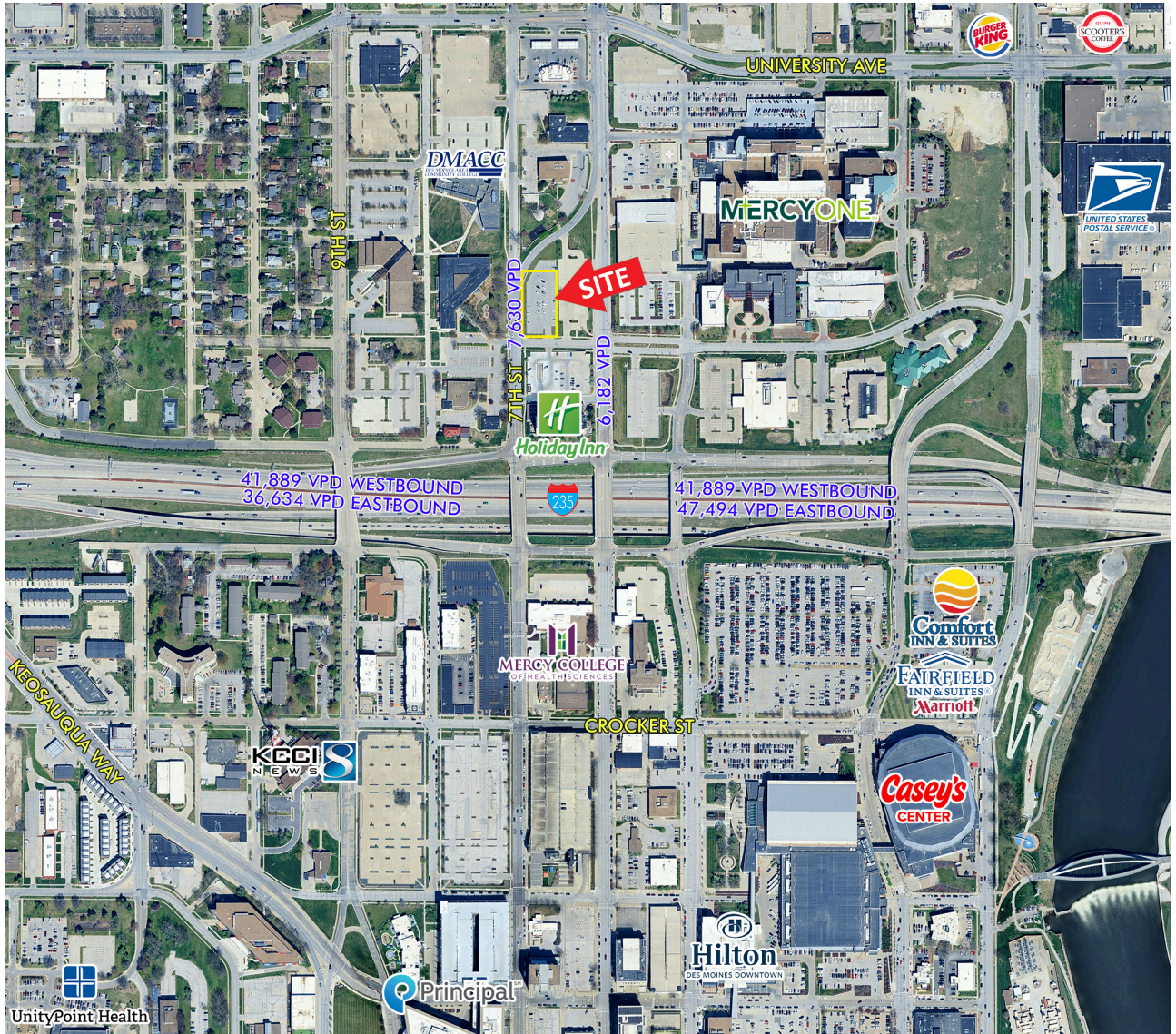
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