

# 5800 University Avenue

West Des Moines, Iowa 50266

## **Property Highlights**

• Sale Price: \$1,500,000

Lot Size: 2.253 acres (98,123 square feet)

• Frontage on University Avenue

Traffic Count: approximately 21,000 vehicles per day

 Neighborhood includes offices, medical facilities, restaurants, retail, and services

Zoning: PUD Office

| <u> </u>     |         |     |                   |
|--------------|---------|-----|-------------------|
| DEMOGRAPHICS |         |     |                   |
| Stats        | Populat | ion | Avg. HH<br>Income |
| 1 Mile       | 5,593   | 3   | \$133,013         |

73.826

174,492

\$1,500,000

2.253 Acres

\$131.373

\$124,166

### **Property Location**

Subject is located at the southwest corner of University Avenue and West Lakes Parkway. An interchange with Interstate 80/35 is one-half mile to the east.

### For more information

#### Kevin Crowley, SIOR

Sale Price

Lot Size

C: 515 991 7000 kcrowley@iowarealtycommercial.com

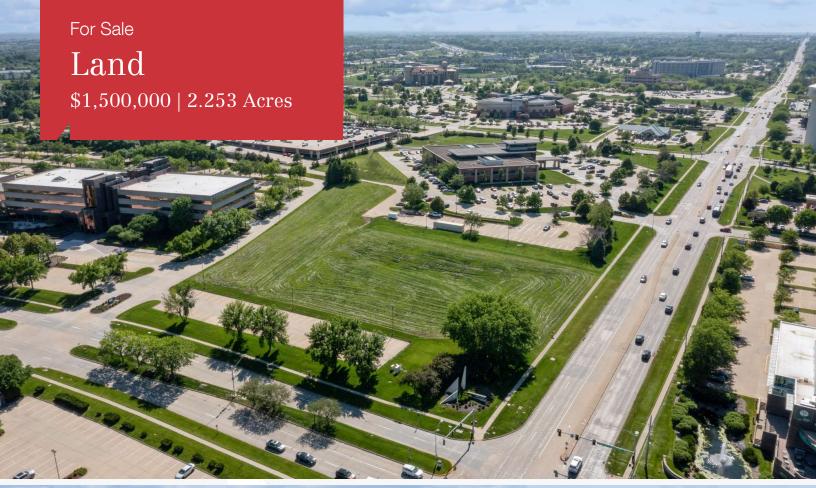
#### Doug Pfeil

3 Miles

5 Miles

C: 515 419 9546 dpfeil@iowarealtycommercial.com



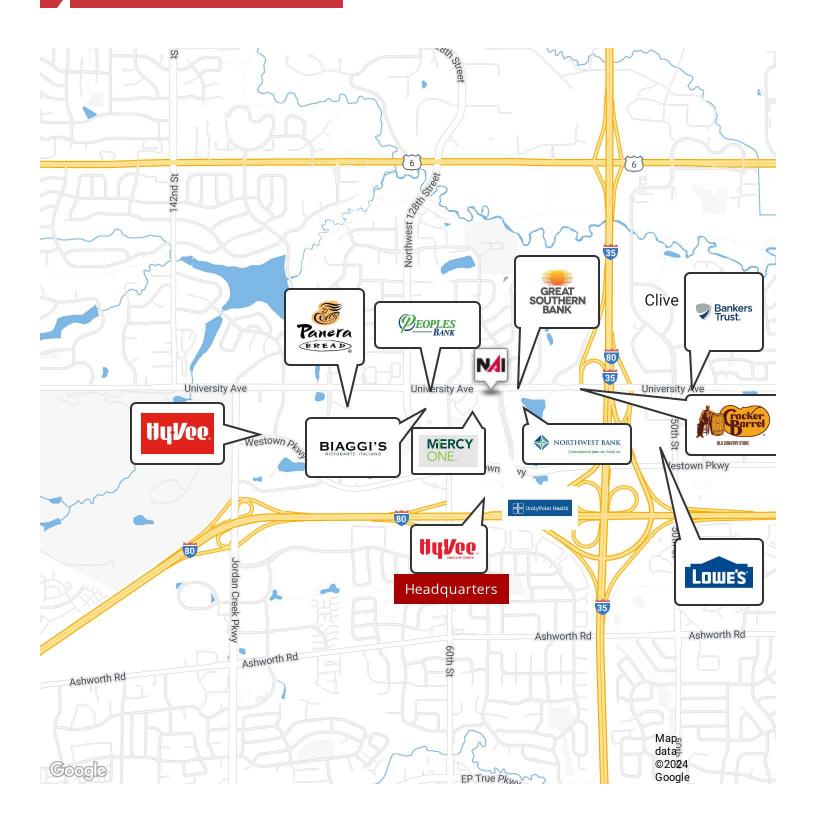




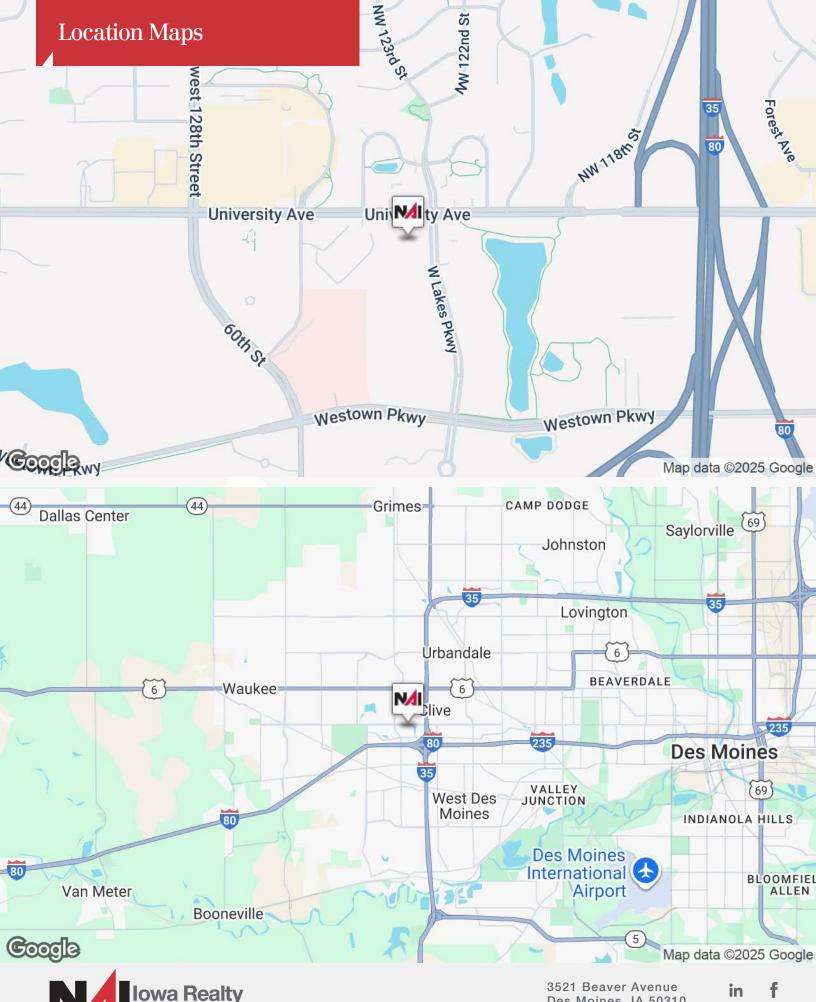


## Land

\$1,500,000 | 2.253 Acres









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