

For Lease

Retail Suites 101 & 105

2,350 - 2,686 SF



1201 Keosauqua Way

Des Moines, Iowa 50309

Property Highlights

- Two High Visibility Retail Suites
- Suite 101 - 2686 SF - \$22.62 NNN (blended rate)
- 1773 SF Street Level / 913 Basement
- High Ceilings & Skylight
- Street Level Entrances On Both Sides
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- Suite 105 - 2381 SF - \$29.50 NNN
- Grease Trap
- Patio Seating
- Carriage Doors

Property Description

Historic renovation of former rug factory offers great visibility in a high end retail space. 1201 Keo is located one block off I-235 and is minutes from anywhere in the city. This location offers frontage to Keo, with daily traffic counts that exceed 25k and over 68k employees working in a 1 mile radius.

OFFERING SUMMARY

Available SF	2,350 - 2,686 SF
Lease Rate	\$22.62 - 29.50 SF/yr (NNN)
Daily Traffic Count	25,329
Employees 1 Mile	68,269

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	532	\$40,272
0.5 Miles	3,153	\$49,610
1 Mile	14,661	\$52,093

For more information

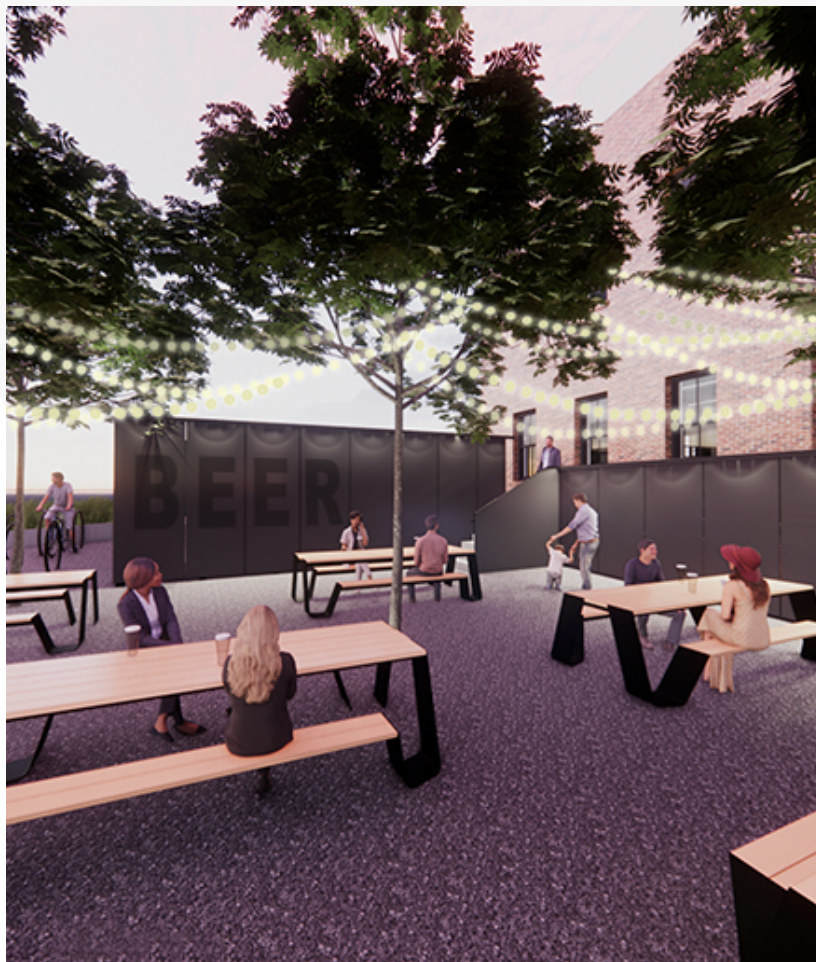
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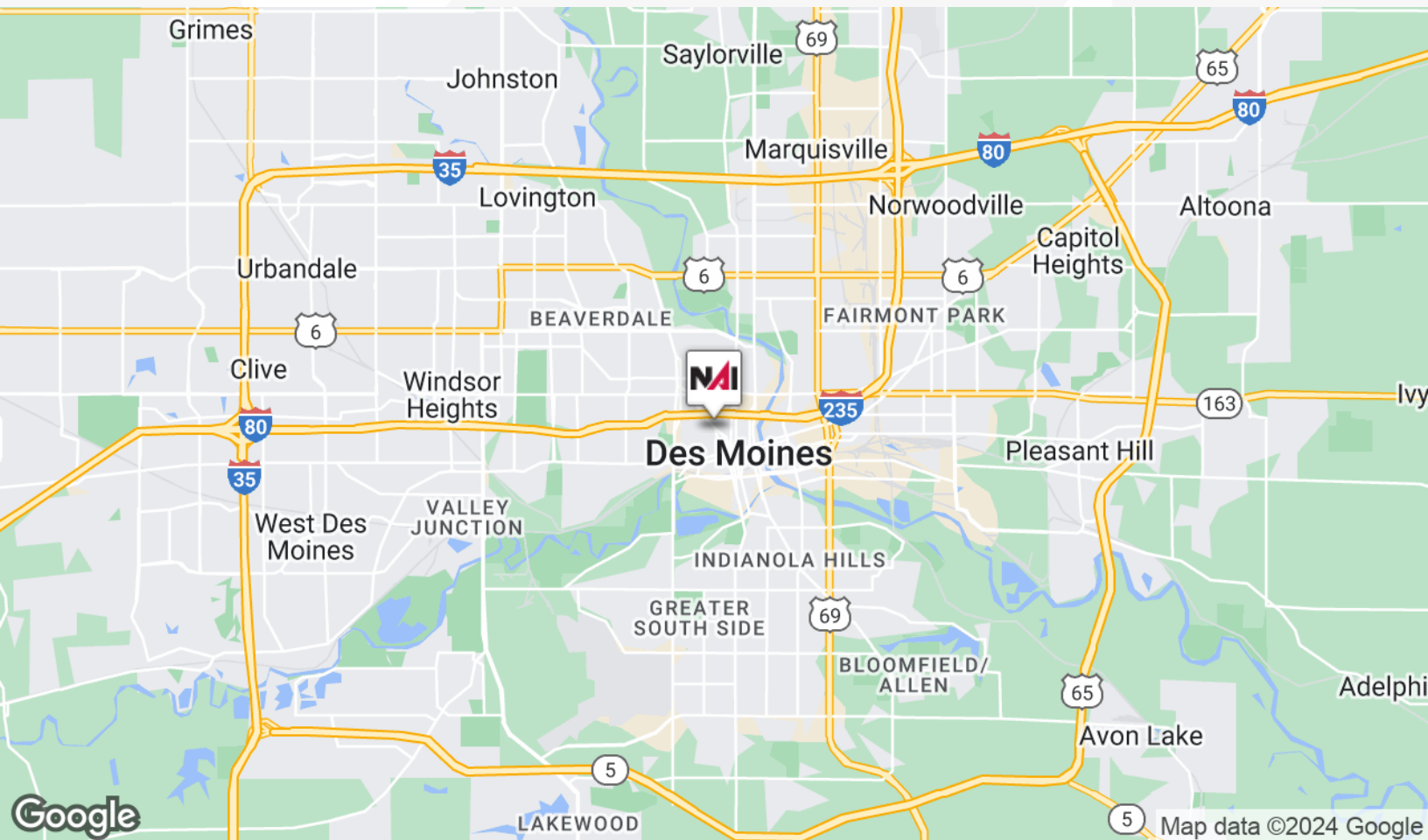
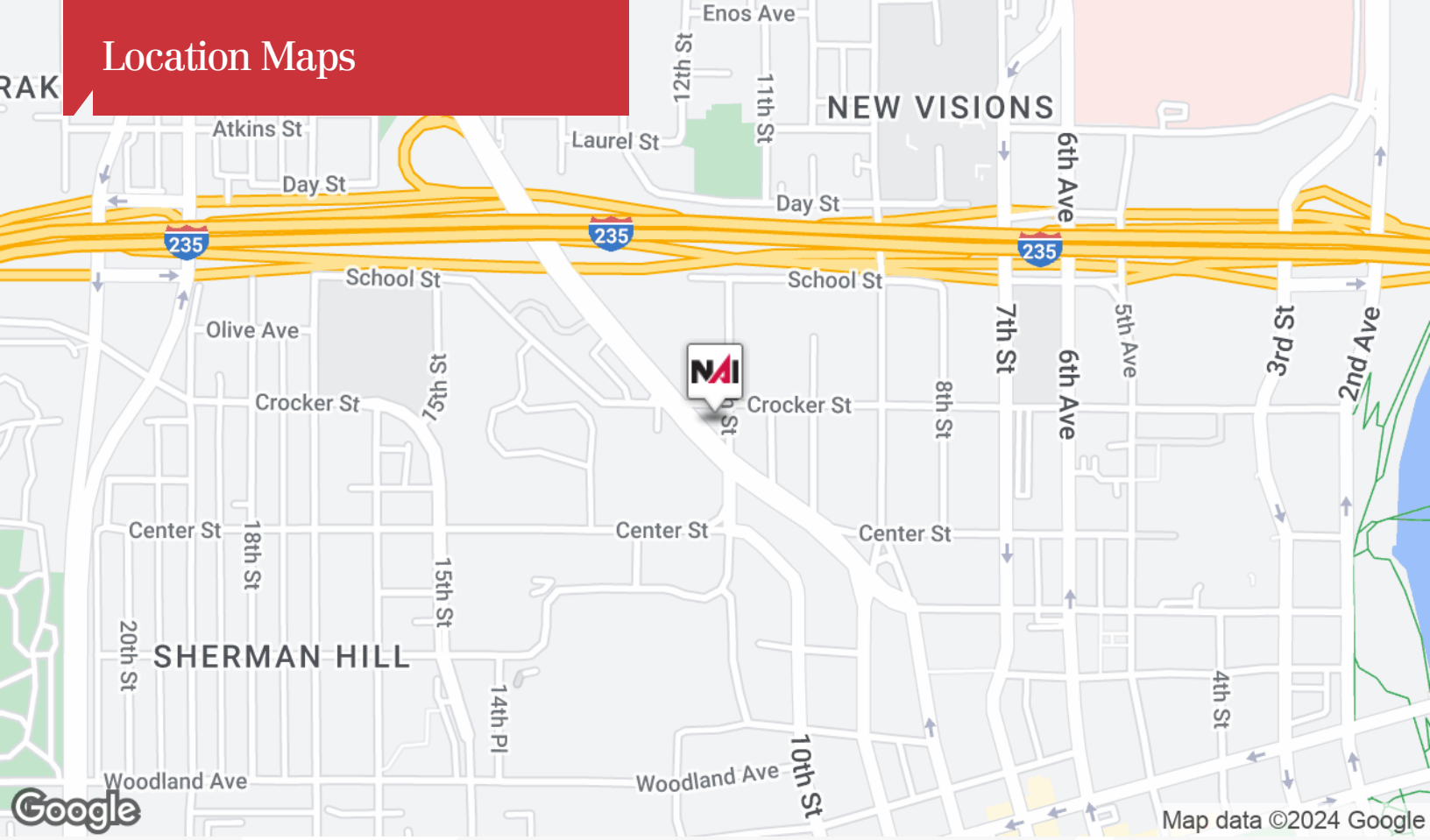
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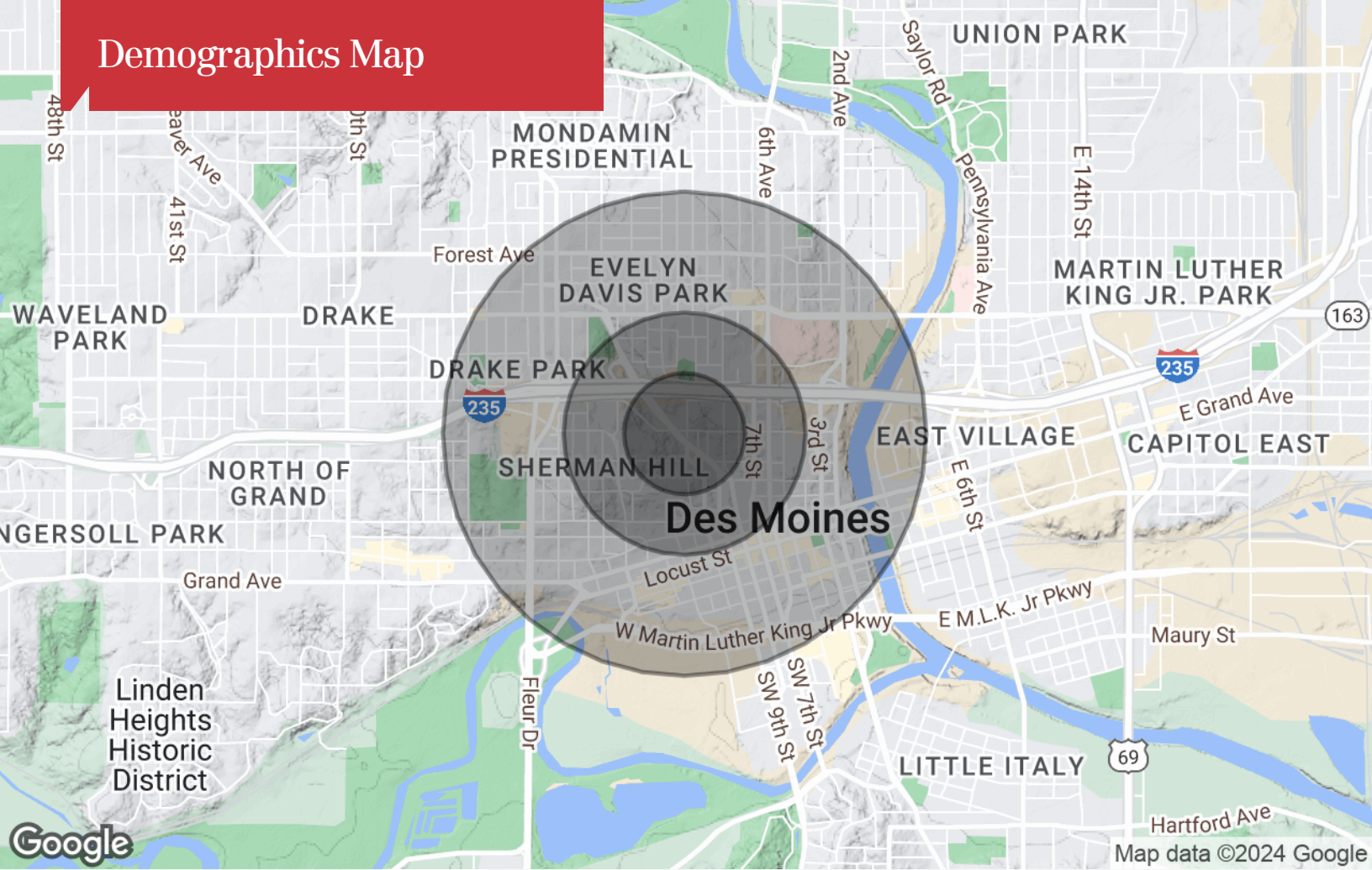
Additional Photos



Location Maps



Demographics Map



Population

	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	532	3,153	14,661
MEDIAN AGE	28.8	28.5	29.5
MEDIAN AGE (MALE)	24.8	29.9	30.6
MEDIAN AGE (FEMALE)	25.6	26.2	28.5

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	358	2,016	8,644
# OF PERSONS PER HH	1.5	1.6	1.7
AVERAGE HH INCOME	\$40,272	\$49,610	\$52,093
AVERAGE HOUSE VALUE	\$102,035	\$184,852	\$193,296

* Demographic data derived from 2020 ACS - US Census