

FOR LEASE

520 SW 5TH STREET

520 SW 5TH STREET DES MOINES, IA 50309



PROPERTY DESCRIPTION

Currently a vacant industrial/flex property, the building has excellent potential for redevelopment as a Restaurant/Bar/Entertainment/Multi-Tenant Retail site.

Ownership has experience with similar projects, having developed the the property that is home to the popular Lua Brewing in the historic Sherman Hill neighborhood.

LOCATION DESCRIPTION

The site is located in the Riverpoint Business District, just south of the Downtown Des Moines' Central Business District. The surrounding area, known as Gray's Landing delivers 35 acres of retail, hotel, office and apartment homes balanced between the city, the Racoon River, Principal Park and the future downtown pro soccer stadium.

Not only is the site walkable to Court Avenue, but it offers direct access the Jackson Street Bridge and the Central Iowa Trails System via the Meredith Trail.

OFFERING SUMMARY

"As-Is" Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	10,550 SF
Lot Size:	1.331 Acres
Building Size:	10,550 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,252	37,263	82,997
Total Population	6,925	92,284	202,898
Average HH Income	\$52,484	\$48,830	\$54,517



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