

REDEVELOPMENT OPPORTUNITY

2715 E University Ave Des Moines, IA 50317

BUSINESS RELOCATING



OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	2.06 AC
Price PSF:	\$13.91
Zoning:	MX3

PROPERTY HIGHLIGHTS

- Redevelopment opportunity
- Outstanding frontage on University Avenue will full access
- Close proximity to Interstate 235
- Sale includes: 4,864 SF commercial shop and 5 houses



LOCATECRE.COM

515.750.7500
5619 NW 86TH ST, #100
JOHNSTON, IA 50131

KEITH OLSON, SIOR, CCIM

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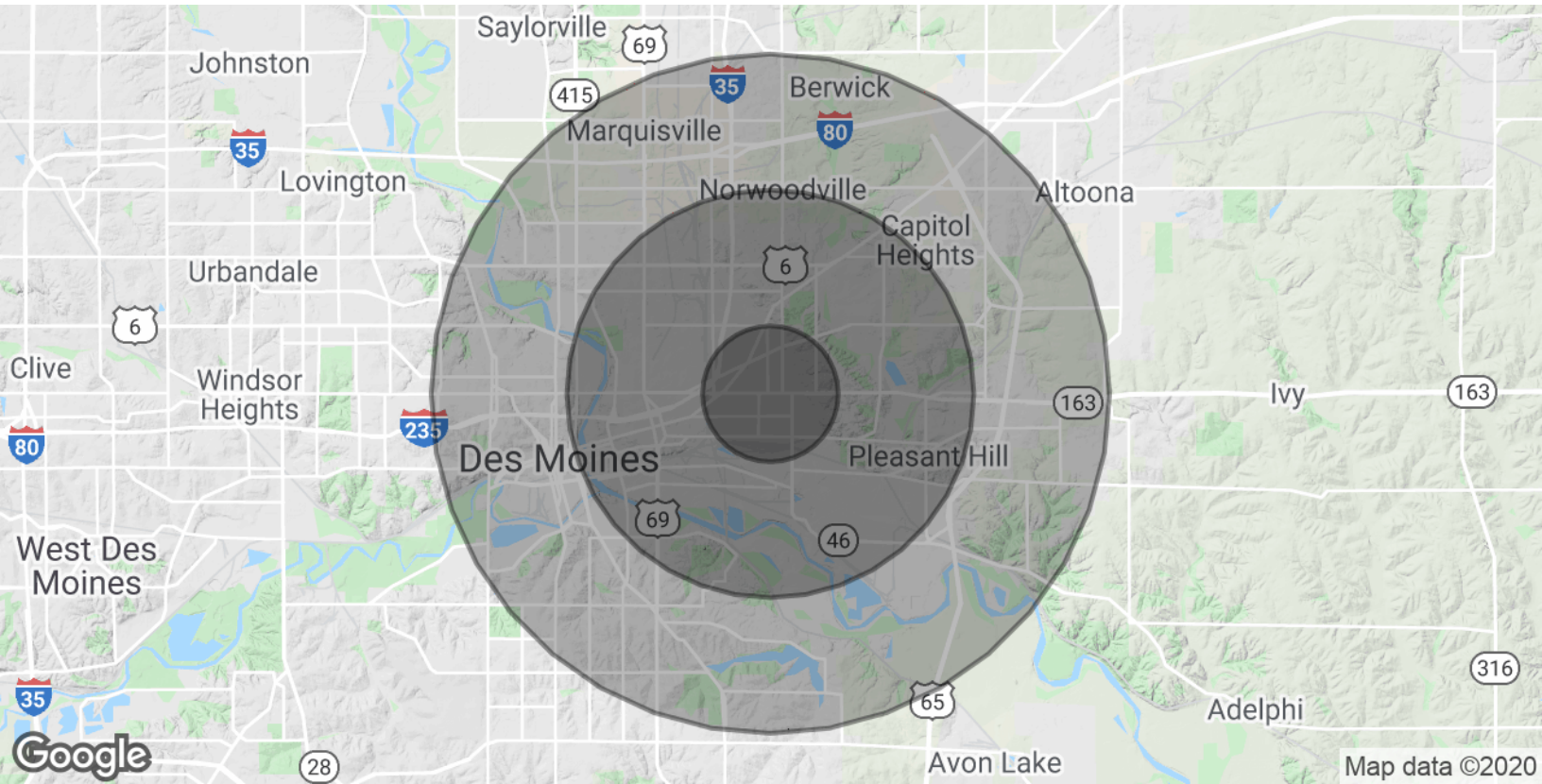
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,433	62,214	141,552
Average age	35.3	34.8	34.3
Average age (Male)	34.1	32.5	33.3
Average age (Female)	37.4	37.1	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,352	24,653	55,687
# of persons per HH	2.4	2.5	2.5
Average HH income	\$46,300	\$48,172	\$50,735
Average house value	\$93,115	\$100,234	\$106,114

* Demographic data derived from 2010 US Census

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