

# Normandy Plaza

## Shopping Center

1960-1984 Grand Ave  
West Des Moines, IA

### Retail Space

This strong neighborhood center has an excellent West Des Moines location. Small shop retail space available. Anchored by Hy-Vee and Planet Fitness. Tenancy includes HyVee, Planet Fitness, Jimmy John's, Cato, Dance-A-Cross, Sakura Sushi, Grand Junction Bar & Grill and Big Al's BBQ.

### Property Details

- + Suite 43 1,700 SF
- + Suite 45: 1,700 SF
- + Suites 43 & 45 can be combined to total 3,400 SF
- + Lease Rate: \$12.00/SF NNN
- + Op. Ex.: \$5.08/SF
- + Strong grocery anchored, neighborhood center
- + Major facade renovation

### New Lease Rate



# Available Suites

Suite	Square Feet	Lease Rate
Suite 43	1,700 SF*	\$12.00/SF NNN
Suite 45	1,700 SF*	\$12.00/SF NNN

\* Suites 43 & 45 can be combined to total 3,400 SF

## Traffic Counts

- + Grand Ave: 14,500 vehicles
- + Railroad Ave: 15,700 vehicles

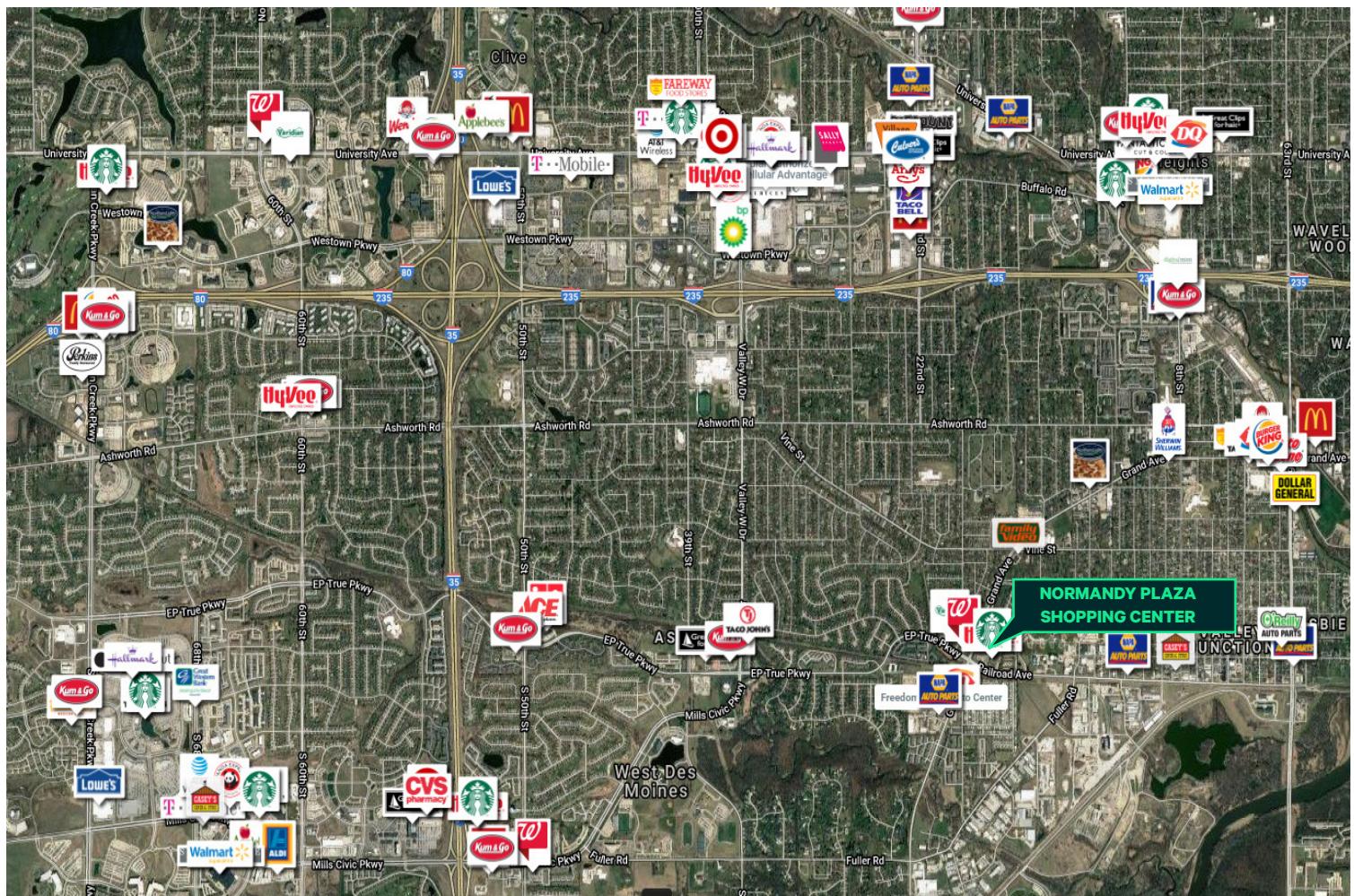


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For Lease

# Location



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