

DOWNTOWN DES MOINES

MENARDS

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

DOLLAR GENERAL



HOBBY LOBBY

SOUTHRIDGE SQUARE
±55,000 SF
AVAILABLE

SE 14 ST
±25K VPD

**Primos
TEX-MEX**
Bar & Grill

taco john's

FAMOUS
footwear™

ARMY POST RD

±20K VPD

SOUTHRIDGE SQUARE

1140, 1160-1200, 1250 & 1300 E ARMY POST ROAD, DES MOINES, IA 50315

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Gems

by

IndusPAD

SOUTHRIDGE SQUARE



PROPERTY SIZE
±144,138 SF



LAND SIZE
±15 Acres



ZONING
C-2: Commercial Zone



YEAR BUILT
1975-2001

PROPERTY HIGHLIGHTS

- ±144,000 SF Hobby Lobby anchored shopping center & occupied outparcels located in Des Moines, Iowa.
- ±62,000 SF available for immediate lease-up, including a ±55,000 SF retail store box.
- Notable tenants include Hobby Lobby, Famous Footwear, and Taco John's (350+ locations).

Southridge Square is located within the primary retail corridor servicing the south Des Moines trade area with daily traffic counts exceeding 24,000 vehicles per day along SE 14th St.

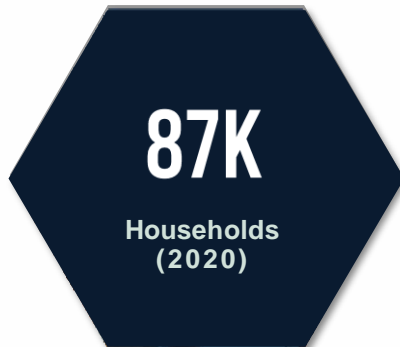
Property is strategically located directly across the street from Southridge Mall where there is 5+ major completed/planned developments including 450+ residential units and adaptive reuse of three anchor boxes.

DES MOINES, IOWA

Des Moines is the most populous city in Iowa, the 104th largest city in the United States, and the county Seat of Polk County. Named in numerous 2022 U.S. rankings including #14 Best Places to Live, #5 Best Places to Live for Families, #7 Lowest Cost of Living, Top 25 Up-and-Coming Tech Market, Greater Des Moines is recognized as the location of choice for businesses of all sizes, families, and young professionals. Des Moines population growth between 2010 and 2020 of $\pm 16.7\%$ represents a faster growth rate compared to its Midwest peers including Chicago, Omaha, Kansas City, Milwaukee, Minneapolis and St. Louis.

Des Moines is a major center of the US insurance industry and has a sizable financial services and publishing business base. The city was credited as the "number one spot for U.S. insurance companies" in a Business Wire article and named the third-largest "insurance capital" of the world. Nearly 80 insurance companies are headquartered in Greater Des Moines, the highest concentration of insurance employment among U.S. metros. Des Moines is home to two Fortune 500 companies, Principal Financial Group and Casey's General Stores, Inc. Companies are drawn to Des Moines due to the central geographical location, access to highly educated work force, and the low cost of doing business - 13% lower than the national average. Young professionals are drawn to the area due to the access to top employers, affordably housing options, and the ease of commuting in Des Moines, which enjoys one of the shortest average commute times in the nation.

The Des Moines public school system is the largest provider of public education in Iowa, with more than 30,000 students and nearly 5,000 teachers and staff at work in more than 60 schools throughout the community. The system has one of the highest high school graduation rates in the country (89.9%). The Des Moines metro boasts 17 higher education institutions and 36% of the regional work force has a bachelor's degree or higher.





PROPERTY PHOTOS & MAPS

PROPERTY PHOTOS



PROPERTY PHOTOS



SITE PLAN

SOUTHRIDGE SQUARE

Des Moines, IA

- OCCUPIED
- AVAILABLE
- SITE OUTLINE

SUITE	TENANT	SF
HL	Hobby Lobby	61,854
1A	AVAILABLE	55,344
D	Famous Footwear	9,900
1B	Tex-Mex Bar & Grill	4,956
C	AVAILABLE	4,500
1C	Taco John's of Iowa	3,084
B	AVAILABLE	2,250
A	Andy's Nails Southside	2,250



RETAIL MAP



McKinley Avenue

Indianola Avenue



verizon

Ewing Park

E Kenyon Avenue



±27,960
Vehicles Per Day

SE 5th Street



SE 14th Street



HARBOR FREIGHT



Domino's

±17,800
Vehicles Per Day

E Army Post Road



SOUTHBRIDGE MALL REDEVELOPMENT

69

A H Blank
Golf Course

Bloomfield Road



±2 Miles
SW of
Subject

SOUTHRIDGE MALL REDEVELOPMENT

Southridge Square
Des Moines, IA 50315

Senior Lofts

TARGET.

HyVee

Planned 90-Unit
Affordable Senior
Housing Community

2022 ±42K SF
Medical Conversion
of Former Toys R Us

Planned ±105K SF
Health Club
Conversion of
Former Sears

UnityPoint Clinic

AMC
THEATRES

Planned ±85K SF
Retail/Warehouse
Conversion of
Former Youngers

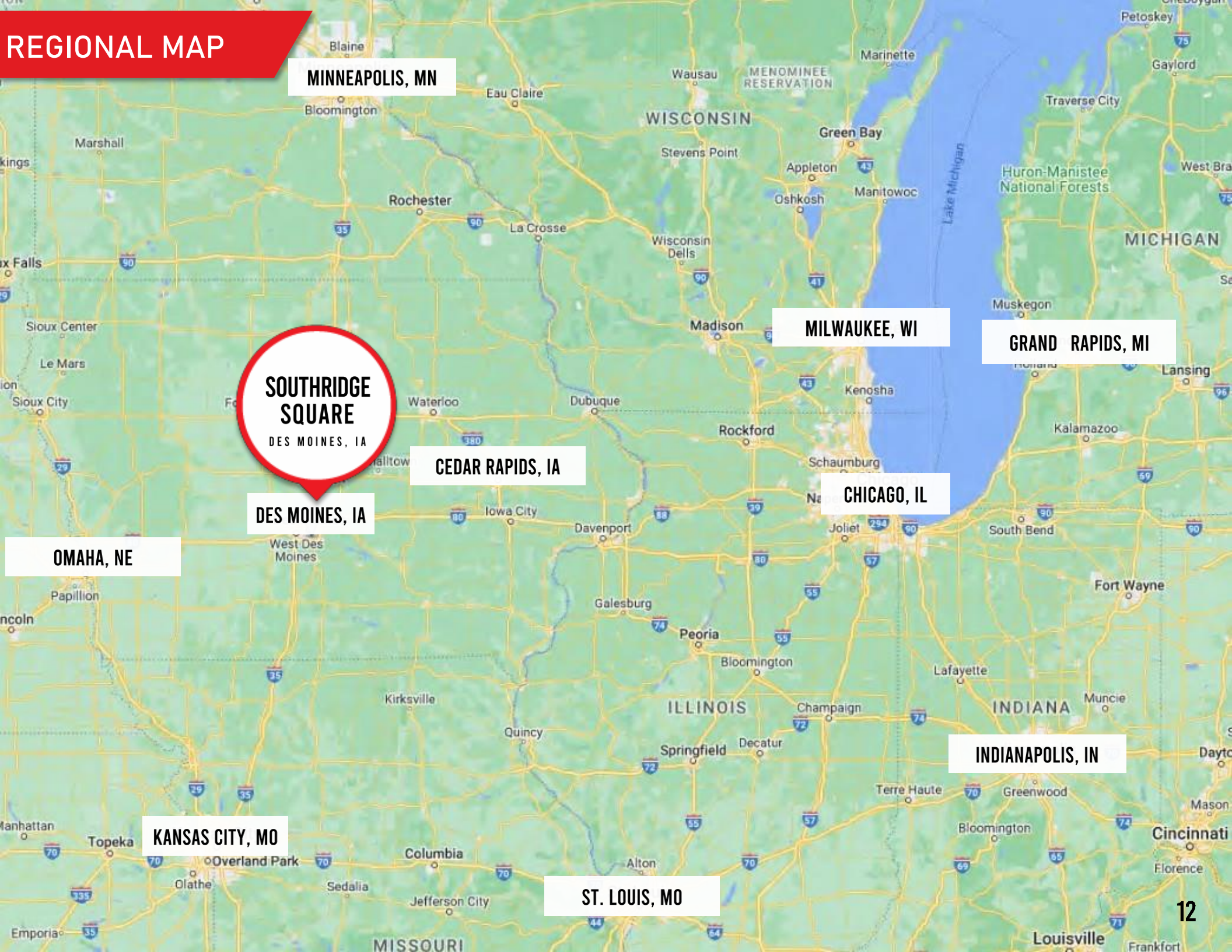
2013 ±65K SF
Community College
Conversion of
Former JC Penny

FIATS
ON SITE

Map Key

- Southridge Square
- Proposed Redevelopment
- Bank
- Medical
- Retail
- Housing
- Miscellaneous

REGIONAL MAP



MINNEAPOLIS, MN

**SOUTHRIDGE
SQUARE**
DES MOINES, IA

CEDAR RAPIDS, IA

OMAHA, NE

DES MOINES, IA

KANSAS CITY, MO

ST. LOUIS, MO

MILWAUKEE, WI

CHICAGO, IL

GRAND RAPIDS, MI

INDIANAPOLIS, IN



Available for Lease:
55,000 SF next to Hobby Lobby
(subdividable into two or three)

4,500 SF next to Famous Footwear
2,250 SF next to Andy's Nails
(can be combined into one space)

Lease. Innovate. Succeed.

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