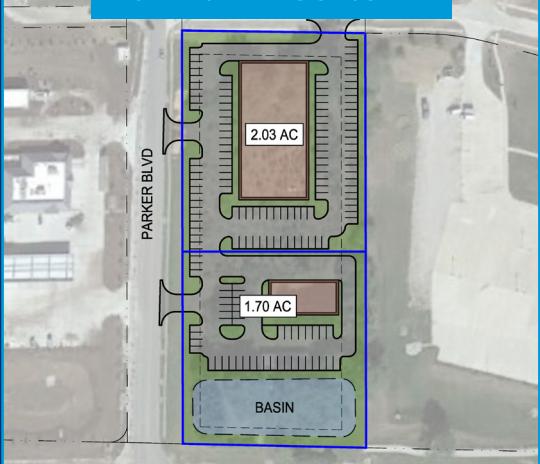




PROPERTY FEATURES

- Lot sizes - 1.0 to 3.7 acres
- Zoning C-2
- Utilities to site
- Directly east of newly constructed Kwik Star & improved intersection at W Bridge Rd & Parker Dr.
- One of last commercial parcels left in one of the fastest growing suburbs in Des Moines MSA
- Hard corner in busiest section and highest traveled roads in Polk City


POTENTIAL CONCEPT


DEMOS	POLK CITY	3 MILE	5 MILE
POPULATION	6,046	7,598	23,888
AVG HH INCOME	\$162,674	\$178,544	\$171,036
HOUSEHOLDS	1,868	2,636	8,344