

# OFFICE FOR SALE

**5615 HICKMAN RD**

**DES MOINES, IA | 50310**

**3,290 SF | \$395,000**

## **CONTACT**

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Iowa Commercial Advisors

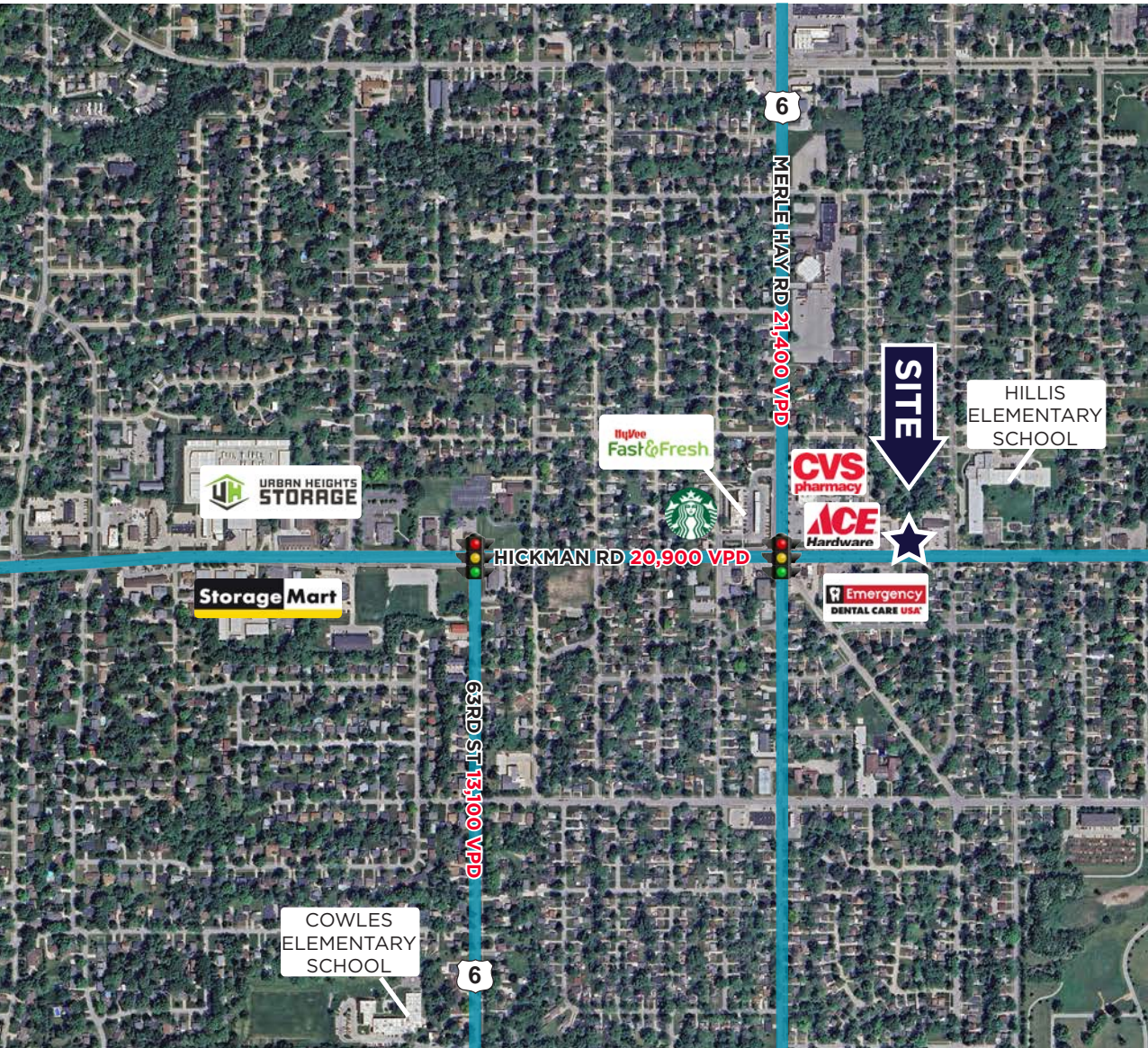
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# PROPERTY HIGHLIGHTS

- 3,290 SF building | .795 AC lot
- Built in 1965
- Highly visible and easily accessible office building
- Ideal building for childcare facility
- Large fenced in backyard
- On-site storage shed
- Monument signage on Hickman Rd
- Billboard sign lease generates \$1,500 a year in revenue



# LOCATION



## DEMOGRAPHICS



**Total  
Population**

**1 mile**  
**3 mile**  
**5 mile**



**Median  
Household  
Income**

**\$75,466**  
**\$63,121**  
**\$65,025**

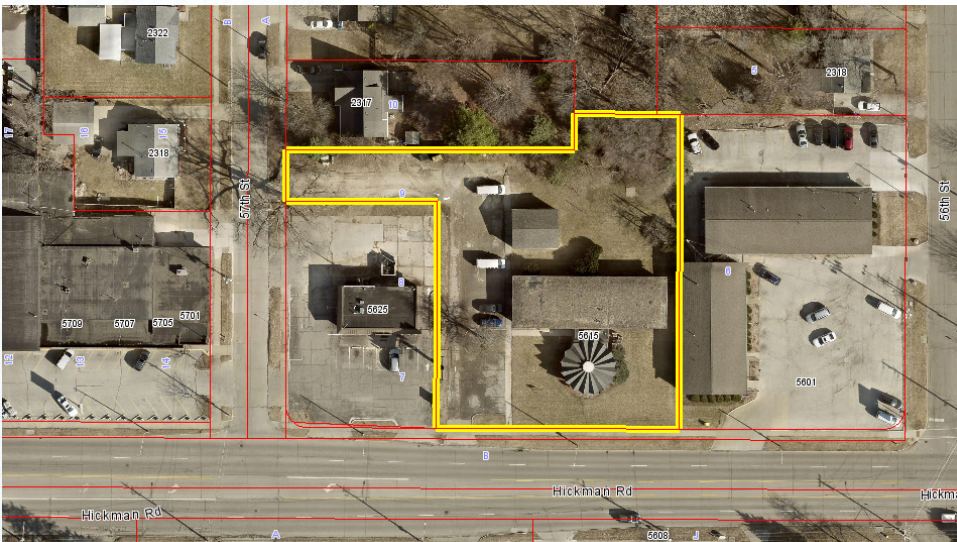


**Daytime  
Population**

**9,055**  
**111,622**  
**298,328**



# PHOTOS



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