



6300, 6320, 6330 Hickman Road

Des Moines, Iowa 50324

Property Highlights

- 6300 Hickman Rd - Hard Corner - ± 1.04 AC
- 6310 Hickman Rd - SOLD
- 6320 Hickman Rd - Interior Lot - ± .94 AC
- 6330 Hickman Rd - Corner Lot - ± 1.03 AC
- Zoning: CC - Community Commercial District
- Traffic Counts: Hickman Road - 19,100 VPD (Iowa DOT 2021) | 63rd Street - 13,700 VPD (Iowa DOT 2021)

Property Overview

Join newly opened Silver Star Car Wash! 3 pad sites for sale at the busy corner of 63rd & Hickman Road in Windsor Heights. Minutes from I-235 to the south and 5 blocks west of Merle Hay Road, the area around the site boasts of numerous rooftops which makes it an ideal location for a variety of development opportunities. The site has great visibility, high traffic at signalized intersection.

Offering Summary

Sale Price - 6300 Hickman Rd:	\$906,040 (\$20.00 PSF)
Sale Price - 6320 Hickman Rd:	\$577,290 (\$14.10 PSF)
Sale Price - 6330 Hickman Rd:	\$559,550 (\$12.47 PSF)

[View Property Video](#)

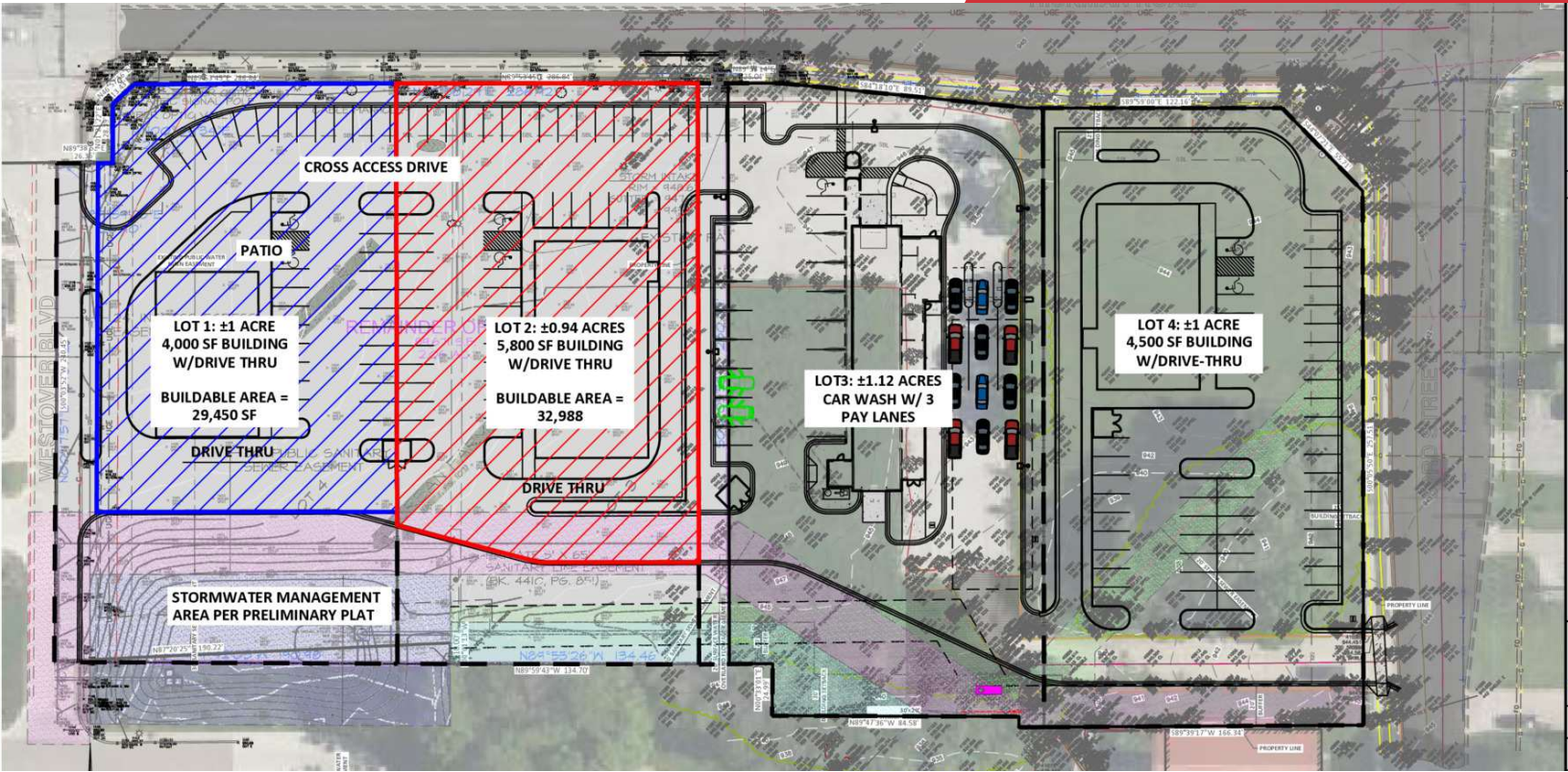
For More Information

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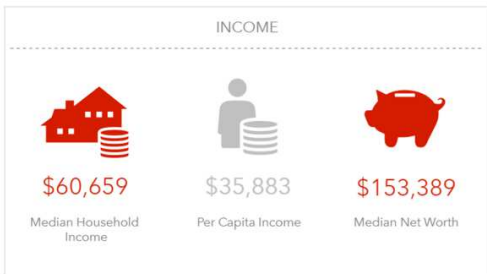
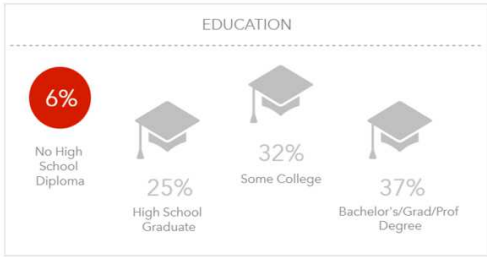
3521 Beaver Avenue
Des Moines, IA 50310
515 222 0000 tel
iowacommercial.com



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1 mile



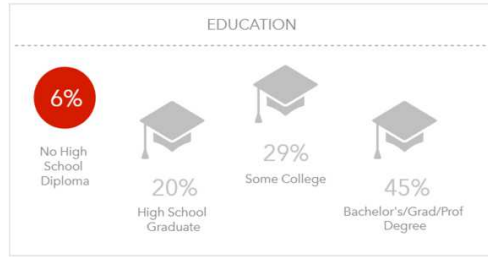
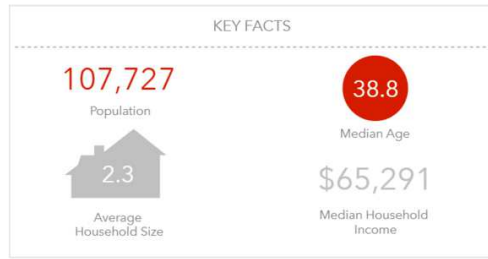
Households By Income

The largest group: \$50,000 - \$74,999 (22.4%)
The smallest group: \$150,000 - \$199,999 (3.2%)

Indicator ▲	Value	Diff
<\$15,000	6.1%	0
\$15,000 - \$24,999	5.5%	-0.1%
\$25,000 - \$34,999	8.7%	+0.3%
\$35,000 - \$49,999	17.8%	+4.0%
\$50,000 - \$74,999	22.4%	+2.9%
\$75,000 - \$99,999	12.9%	-0.6%
\$100,000 - \$149,999	20.2%	+2.3%
\$150,000 - \$199,999	3.2%	-5.9%
\$200,000+	3.2%	-3.7%

Bars show deviation from Polk County

3 miles



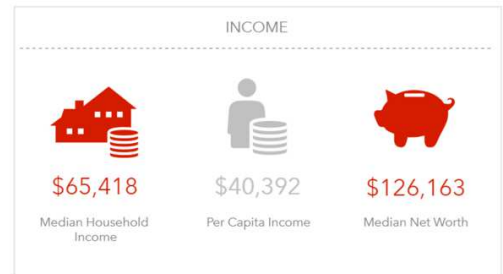
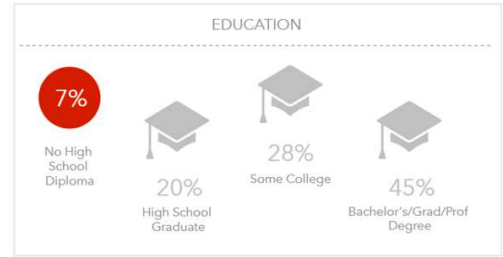
Households By Income

The largest group: \$50,000 - \$74,999 (20.5%)
The smallest group: \$200,000+ (6.1%)

Indicator ▲	Value	Diff
<\$15,000	6.2%	+0.1%
\$15,000 - \$24,999	6.6%	+1.0%
\$25,000 - \$34,999	9.1%	+0.7%
\$35,000 - \$49,999	13.7%	+0.7%
\$50,000 - \$74,999	20.5%	+1.0%
\$75,000 - \$99,999	13.4%	-0.1%
\$100,000 - \$149,999	17.0%	-0.9%
\$150,000 - \$199,999	7.4%	-1.7%
\$200,000+	6.1%	-0.8%

Bars show deviation from Polk County

5 miles



Households By Income

The largest group: \$50,000 - \$74,999 (19.1%)
The smallest group: \$15,000 - \$24,999 (6.4%)

Indicator ▲	Value	Diff
<\$15,000	7.2%	+1.1%
\$15,000 - \$24,999	6.4%	+0.8%
\$25,000 - \$34,999	9.2%	+0.8%
\$35,000 - \$49,999	13.8%	+0.8%
\$50,000 - \$74,999	19.1%	-0.4%
\$75,000 - \$99,999	12.9%	-0.6%
\$100,000 - \$149,999	16.7%	-1.2%
\$150,000 - \$199,999	8.0%	-1.1%
\$200,000+	6.7%	+0.2%

Bars show deviation from Polk County