

# Clocktower Square

2800-2900 University Ave. West Des Moines, Iowa



A NEIGHBORHOOD  
RETAIL CENTER  
ANCHORED BY  
**T.J. MAXX**  
AND  
**FRESH THYME  
FARMERS MARKET**



1840 NW 118<sup>th</sup> Street, Suite 100  
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2800-2900 University Ave. West Des Moines, Iowa



## Great Daytime Population

- Second largest employee concentration behind downtown Des Moines' CBD (77,578 employees within 3 miles)
- Over 1,000 businesses within 1 mile
- Total population within 3 miles - 90,035

## Strong Retail Corridor

- Less than half mile from Valley West Mall
- Over 16,000 VPD on University Avenue

## Affluent Population Base

- 1 Mile Average HH Income - \$95,126
- 3 Mile Average HH Income - \$98,878



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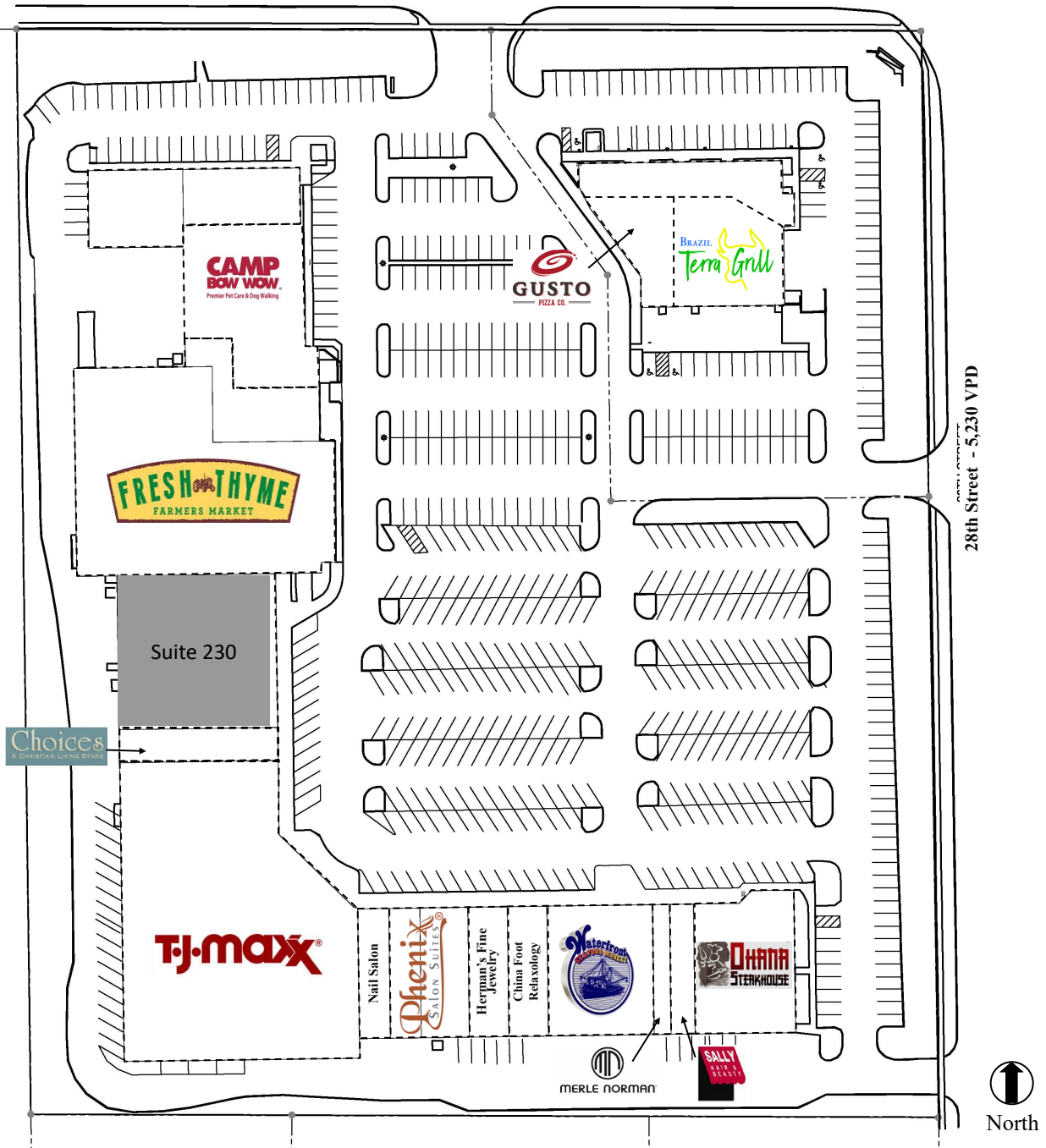
Michael Shindler  
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University Ave—19,180 VPD



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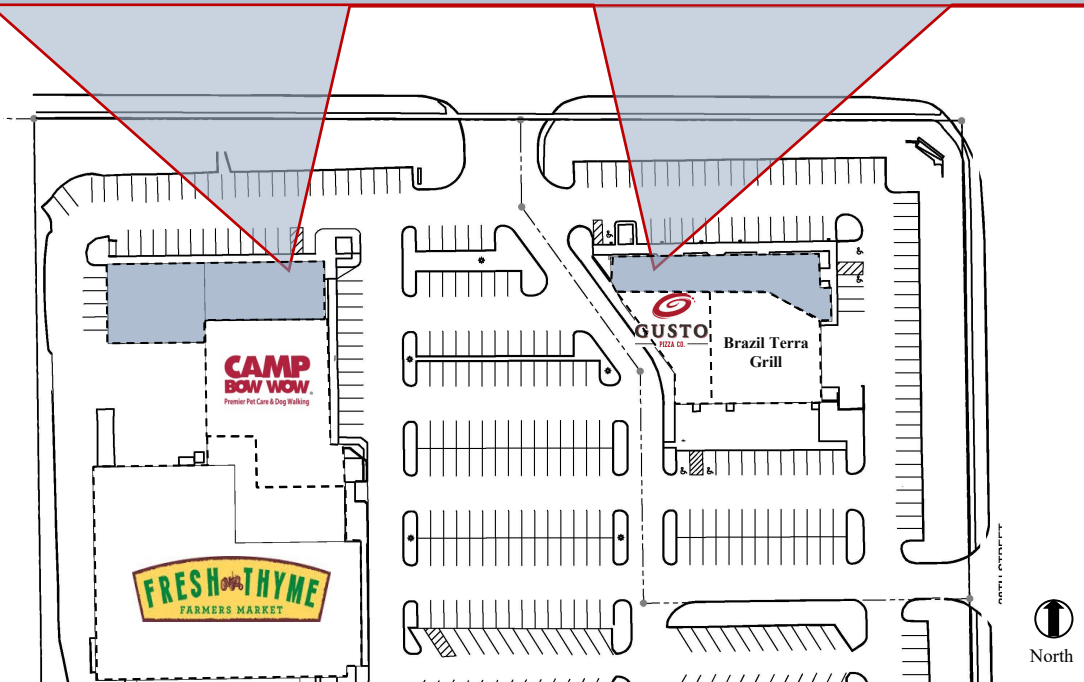
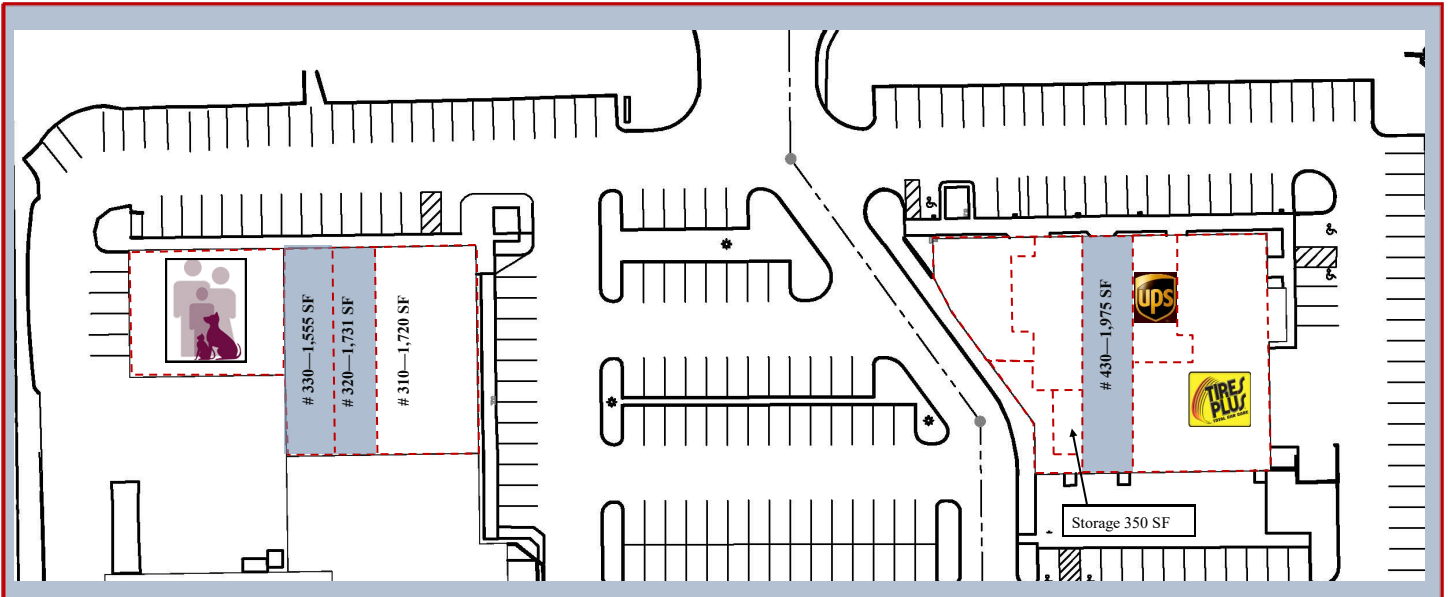
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## University Ave Frontage



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## Available

Unit #	Square Feet	List Price
320	1,731	Negotiable
330	1,555	Negotiable
230	12,377	Negotiable
430	1,692	Negotiable



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