

FOR SALE OR LEASE

# 4944 DOUGLAS AVENUE

Des Moines, Iowa 50310



## RETAIL

- **Available**

2,184 SF retail building

**with 90 days notice to current tenant**

- **Lease Rate**

\$19.50/SF Net

- **Sale Price**

\$475,000

- **Location**

2 miles from I-80 & 2 minutes from Merle Hay Mall

- **Property Details**

Drive thru

Large grease trap

Outdoor patio/dining area

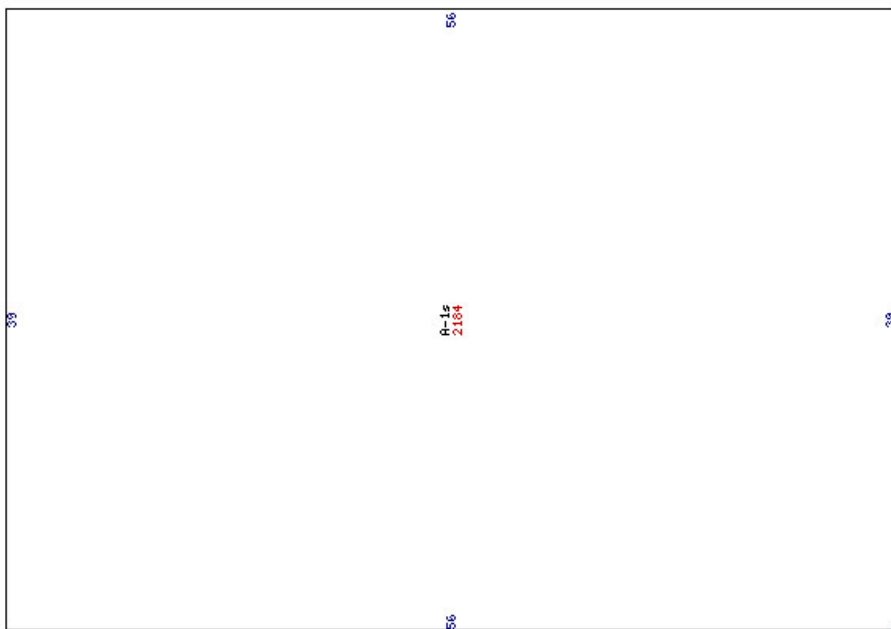
Close proximity to Merle Hay Corridor

Traffic Counts: 16,929 vehicles per day on Douglas Avenue

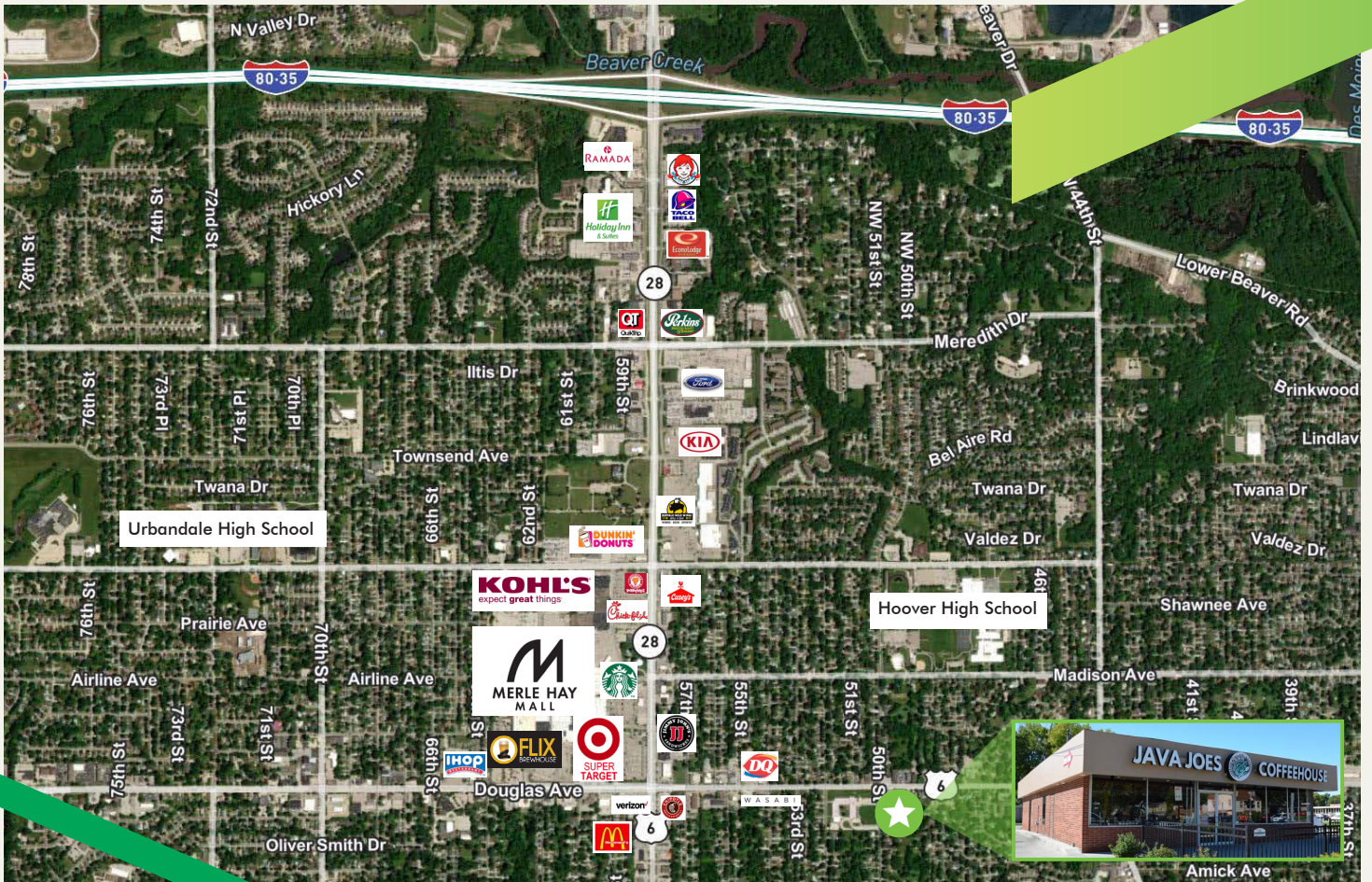
PROPERTY  
PHOTOS



FLOOR  
PLAN



# PROPERTY LOCATION



## PLEASE CONTACT:

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