

For Sale
Office
3,862 SF



8134 Douglas Ave

Urbandale, Iowa 50322

• **Sale of functioning turn key restaurant includes:**

- Real Estate
- Business
- FF&E & Inventory

Property Description

Fresh, modern dining atmosphere that requires zero renovation work. This facility underwent a comprehensive overhaul in 2022, ensuring that all mechanicals, aesthetics, and back-of-house operations meet modern standards. The dining room features contemporary finishes that provide a welcoming ambiance for patrons in an accessible, high traffic location.

OFFERING SUMMARY

Sale Price	\$1,500,000
Lot Size	1.46 Acres
Building Size	3,862 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	1,118	\$99,100
0.5 Miles	3,071	\$96,895
1 Mile	11,830	\$95,814

For more information

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For Sale

Office Building

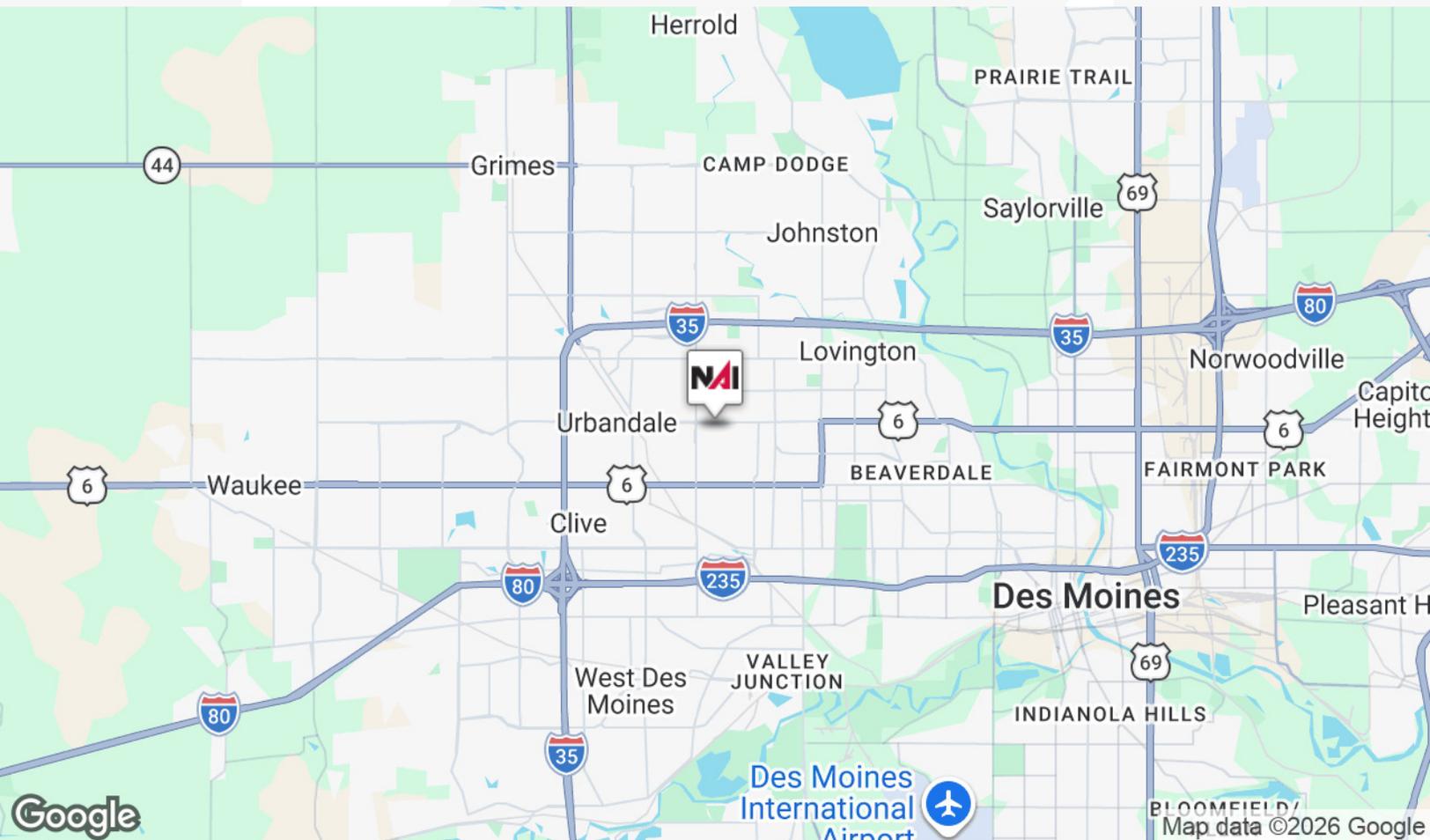
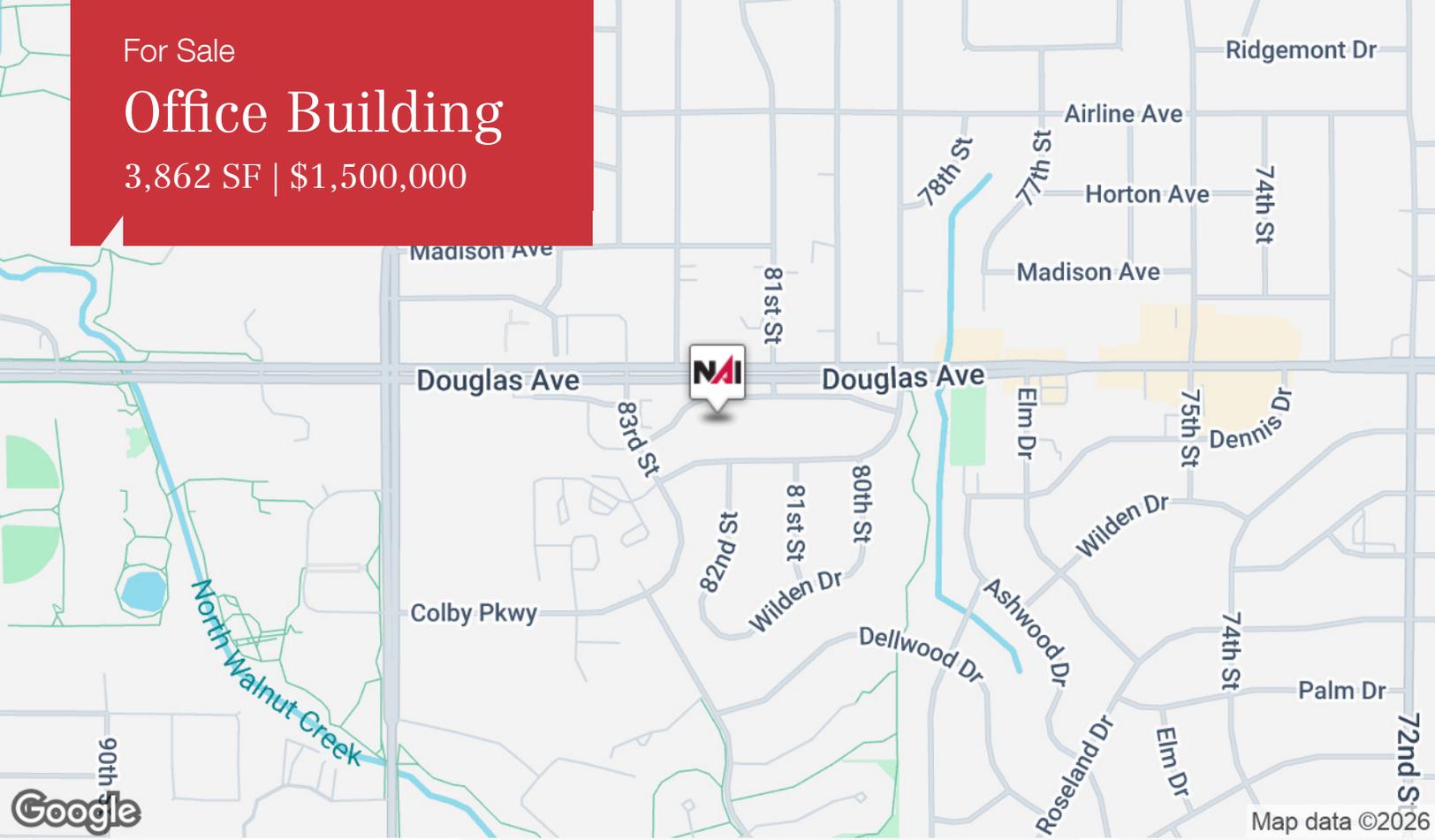
3,862 SF | \$1,500,000



For Sale

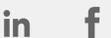
Office Building

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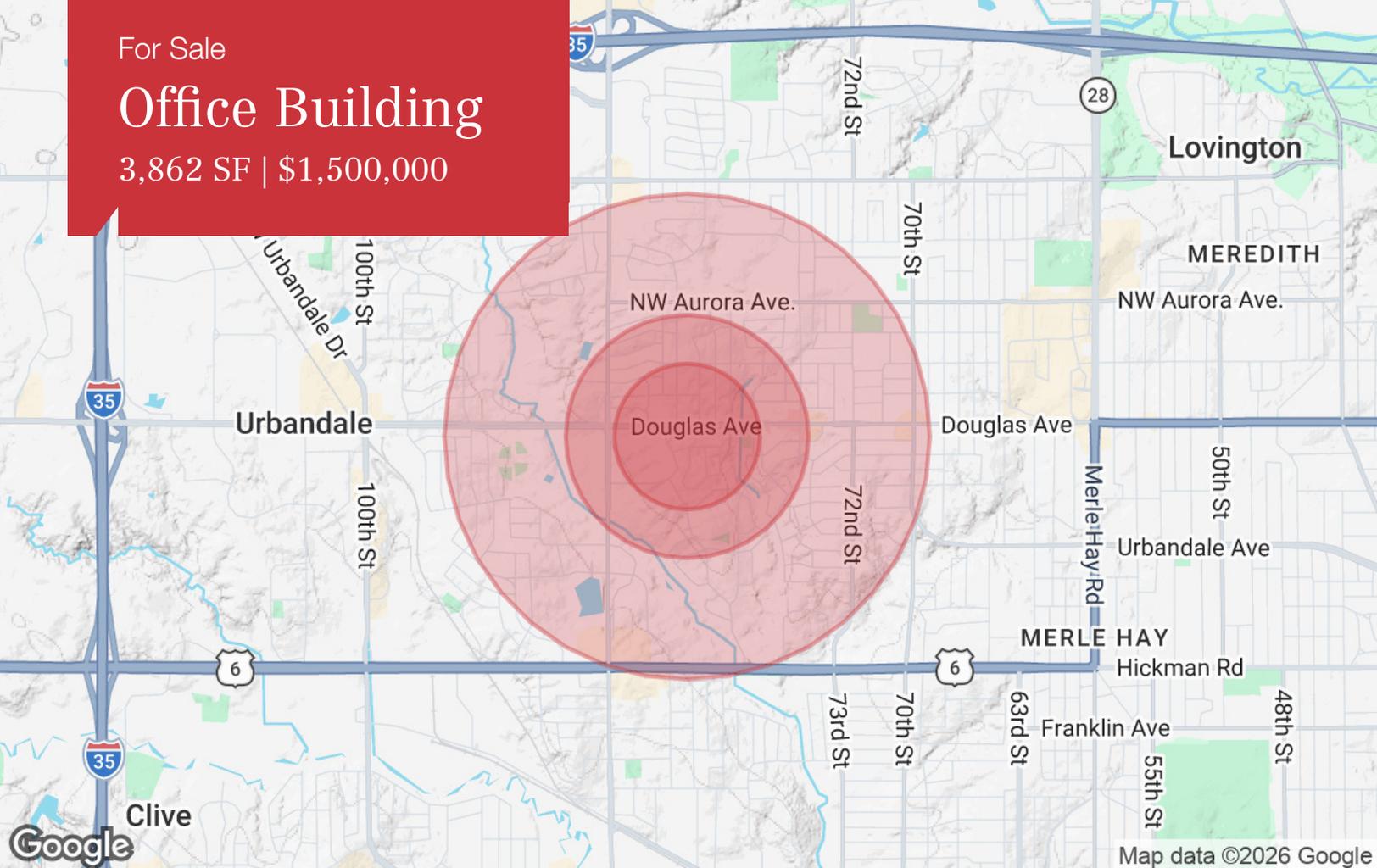
3521 Beaver Avenue
Des Moines, IA 50310
515 222 0000 tel
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For Sale

Office Building

3,862 SF | \$1,500,000



Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	1,118	3,071	11,830
MEDIAN AGE	43	42	41
MEDIAN AGE (MALE)	41	41	40
MEDIAN AGE (FEMALE)	44	44	42

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	490	1,320	5,092
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$99,100	\$96,895	\$95,814
AVERAGE HOUSE VALUE	\$305,017	\$295,463	\$274,272

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	86.0%	84.7%	81.5%
% BLACK	4.7%	4.8%	7.9%
% ASIAN	6.6%	7.7%	6.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.3%	0.3%
% OTHER	2.3%	2.5%	3.4%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	6.5%	6.8%	8.6%

* Demographic data derived from 2020 ACS - US Census