

FOR LEASE



SOUTHPORT PLAZA

**6205 & 6209 SE 14th Street
Des Moines, Iowa 50320**

Retail Space Available
from 1,400 - 5,250 ±

KOREY BIRKENHOLTZ
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Licensed in IA

ANGIE TESSAU, CCIM, SIOR
515.707.6889
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Suite 6205

RETAIL SPACE

2,500 - 5,250 RSF ±

Available: Immediately
Lease Rate: Negotiable

Suite 6209

RETAIL SPACE

1,400 RSF ±

Available: Immediately
Lease Rate: Negotiable

BUILDING HIGHLIGHTS

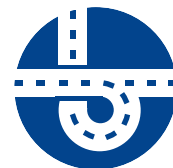
- Highly visible location on SE 14th Street (Hwy 69) with over 25,000 vehicles per day
- Join a revitalized retail corridor near Target, Hy-Vee, and the redeveloping Southridge Mall
- Ideal for retail, medical, service, or showroom users
- Flexible floorplan options from 1,400 SF up to 5,250 SF
- Existing showroom layout with open space and private office/storage areas
- Pylon signage available with excellent street visibility
- Easy access & ample parking in front and rear of building
- Located in a dense residential area with strong rooftops and demographics
- Just minutes from Highway 5/65 bypass and downtown Des Moines
- Call broker for estimated Operating Expenses



CLASS B



RETAIL SPACE



INTERSTATE ACCESS

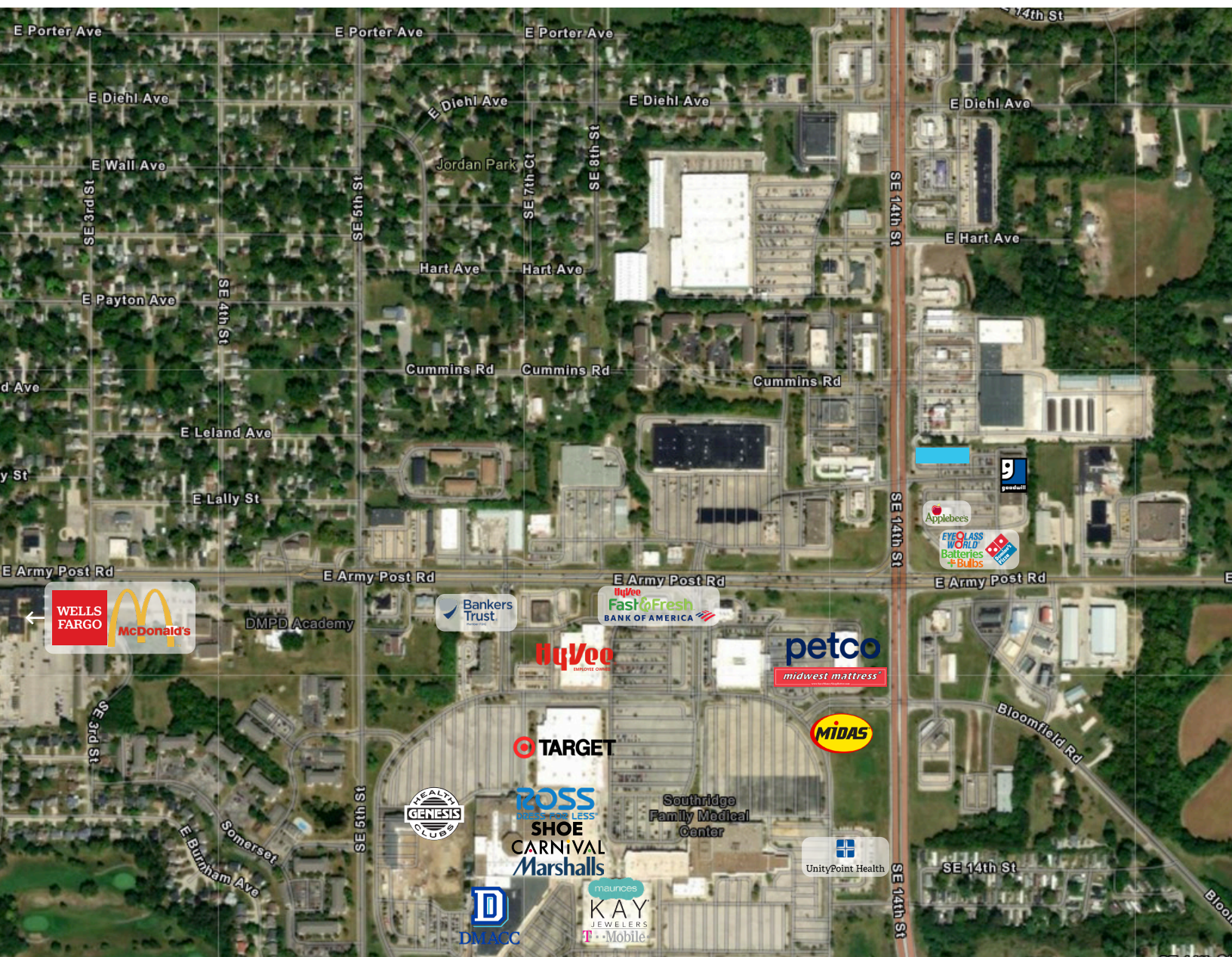


RESTAURANTS NEARBY

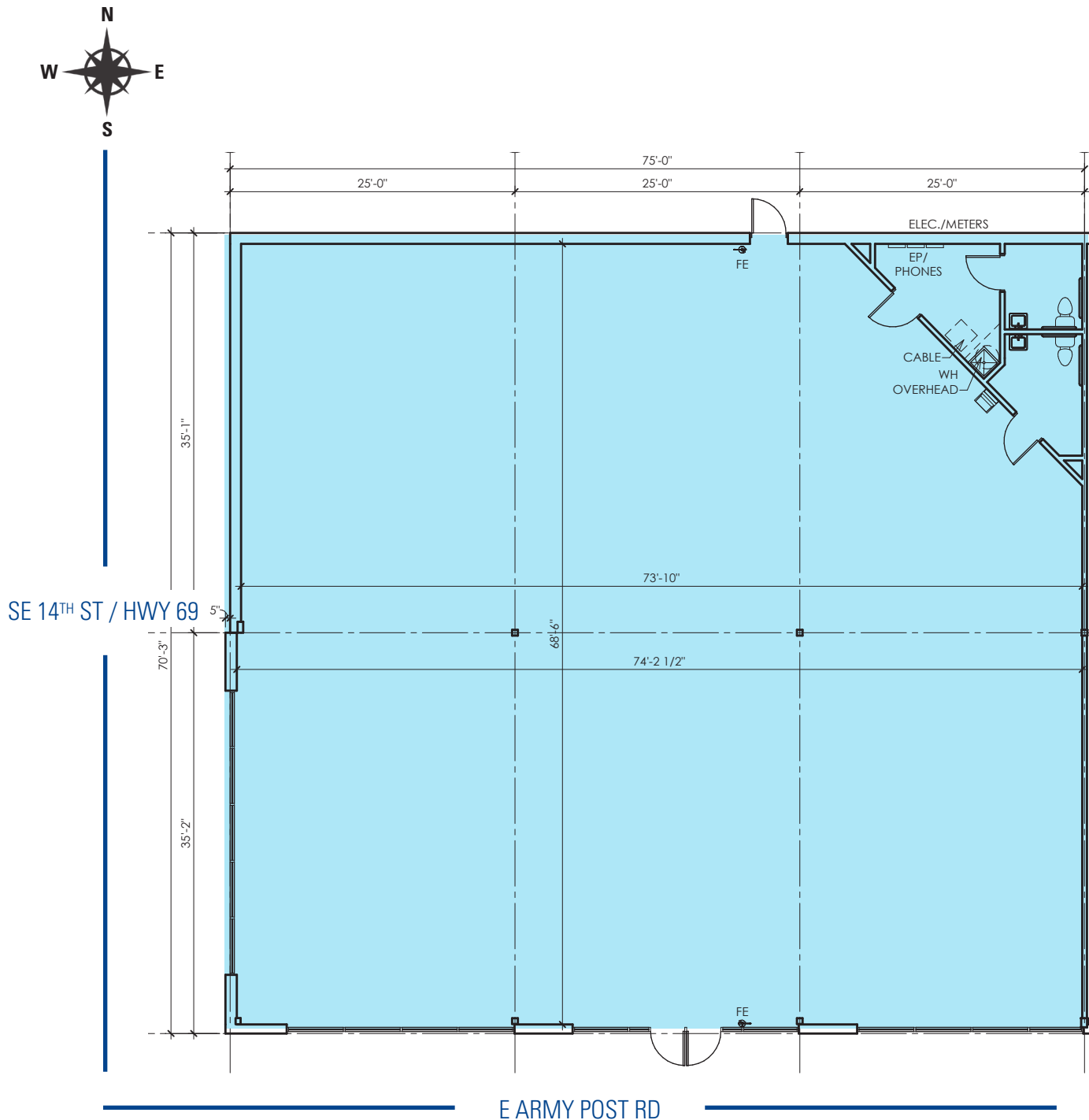


NEIGHBORS

70'	75'	VACANT	Edward Jones Serving Individual Investors Since 1871	VACANT	OneMain Financial	JACKSON HEWITT TAX SERVICE	<i>Tiffany Nails</i>	SEXTON Chiropractic & Wellness
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6205 SE 14TH STREET FLOOR PLAN



RETAIL SPACE 5,250 RSF ±

Available: Immediately

Lease Rate: Negotiable

Divisible Down To: 2,500 SF ±

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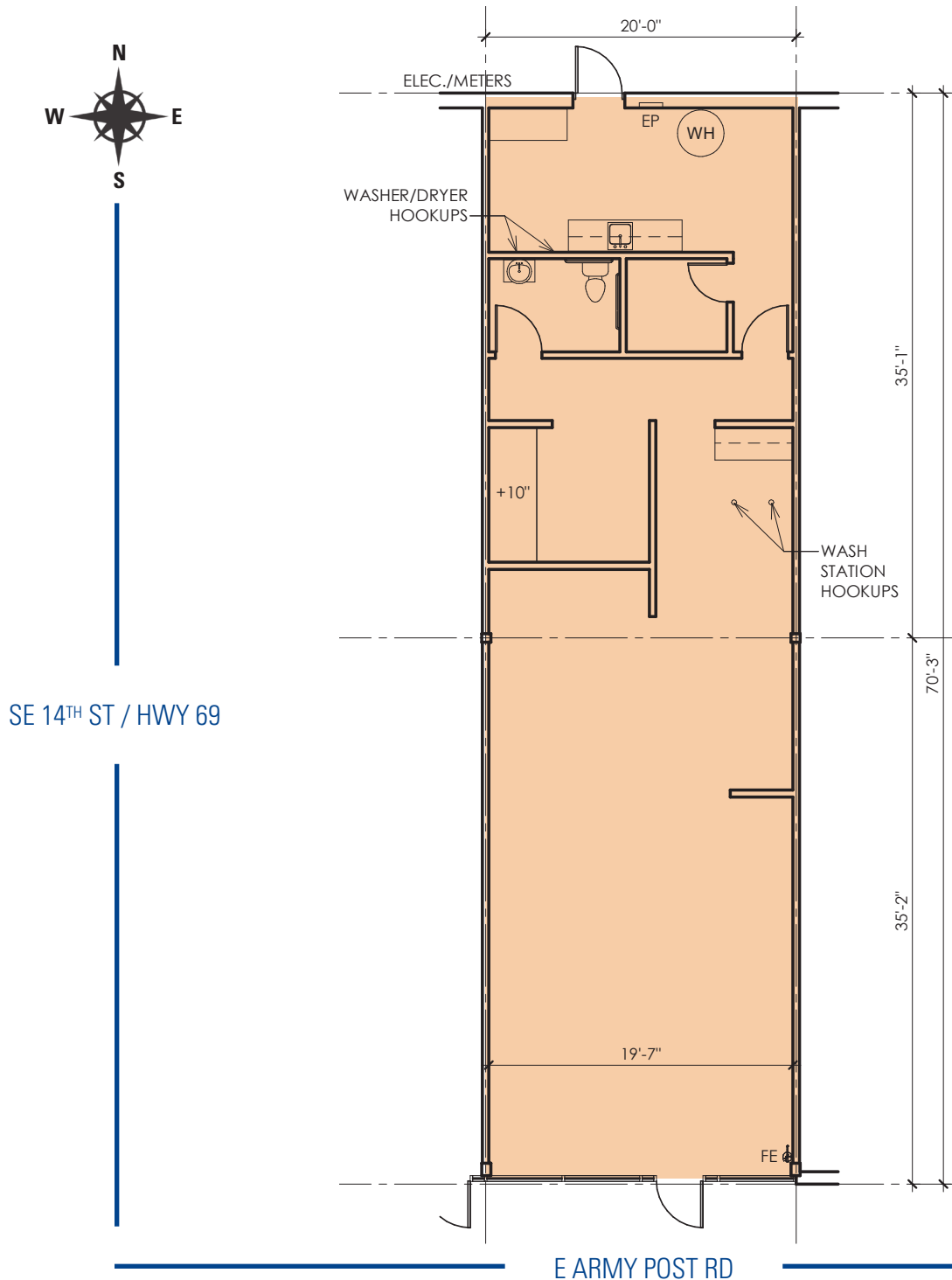
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6209 SE 14TH STREET FLOOR PLAN



RETAIL SPACE 1,400 RSF ±

Available: Immediately
Lease Rate: Negotiable

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DEMOGRAPHICS

6205 SE 14TH STREET

5 mile radius

INCOME



\$62,711

Median Household Income



\$107,112

Median Net Worth



\$199,938

Median Home Value



\$52,480

Median Disposable Income

EDUCATION



31%

Bachelor's/Grad/Prof Degree

BUSINESS



4,384

Total Businesses



101,478

Total Employees

KEY FACTS



98,217

Total Population



143,582

Total Daytime Population



34.5

Median Age



41,749

Households

TRAFFIC



26,900

SE 14th St./Hwy 69



19,300

Army Post Road

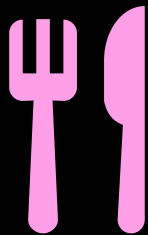
EMPLOYMENT



3.7%

Unemployment Rate

nearby ATTRactions



250

Restaurants



43

Bars and
Pubs



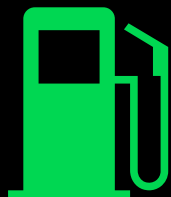
19

Coffee
Shops



24

Grocers



36

C-Stores



52

Retail
Shopping



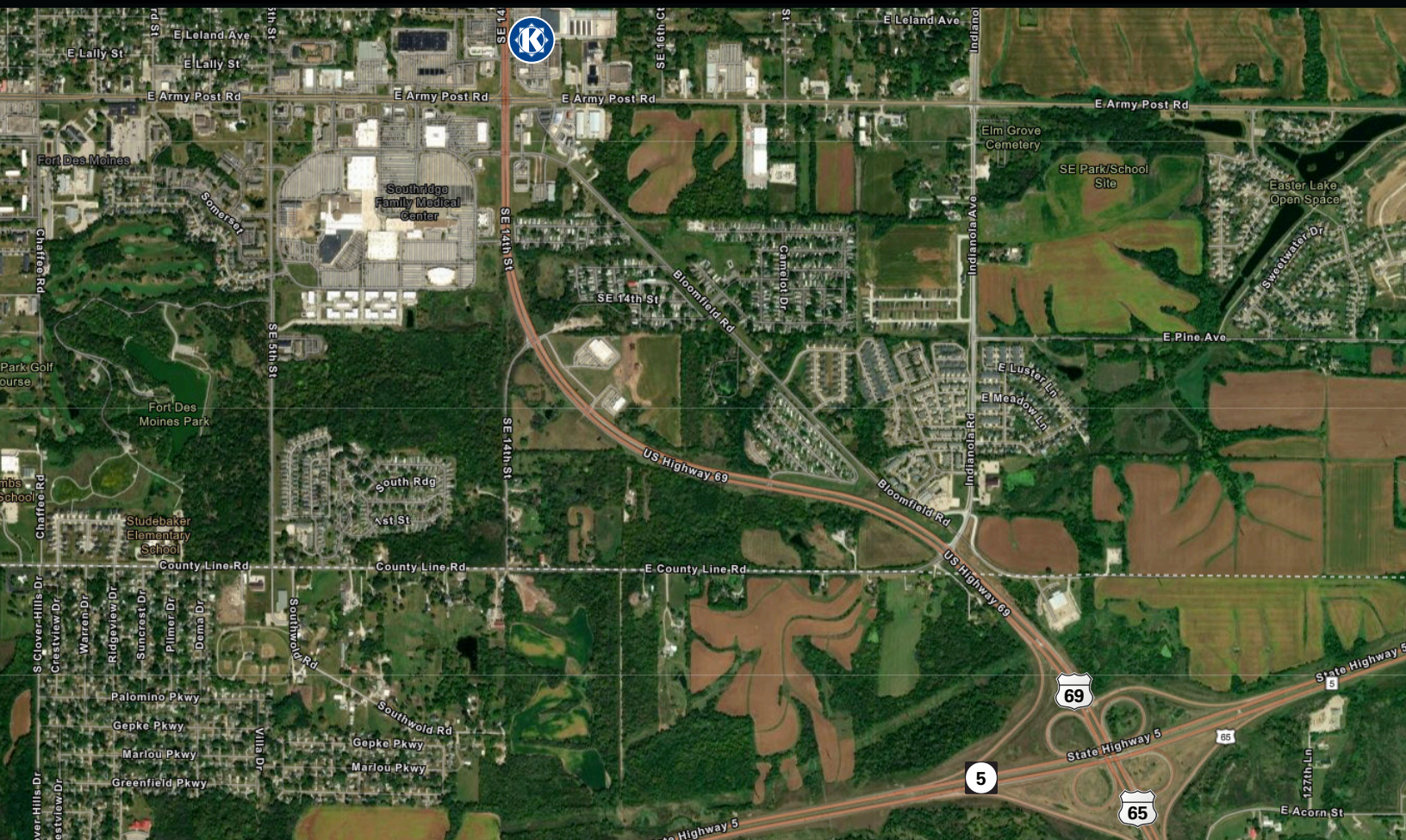
40

Hotels



39

Attractions/
Entertainment



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