

# 1111 East 14th Street

Des Moines, Iowa 50136

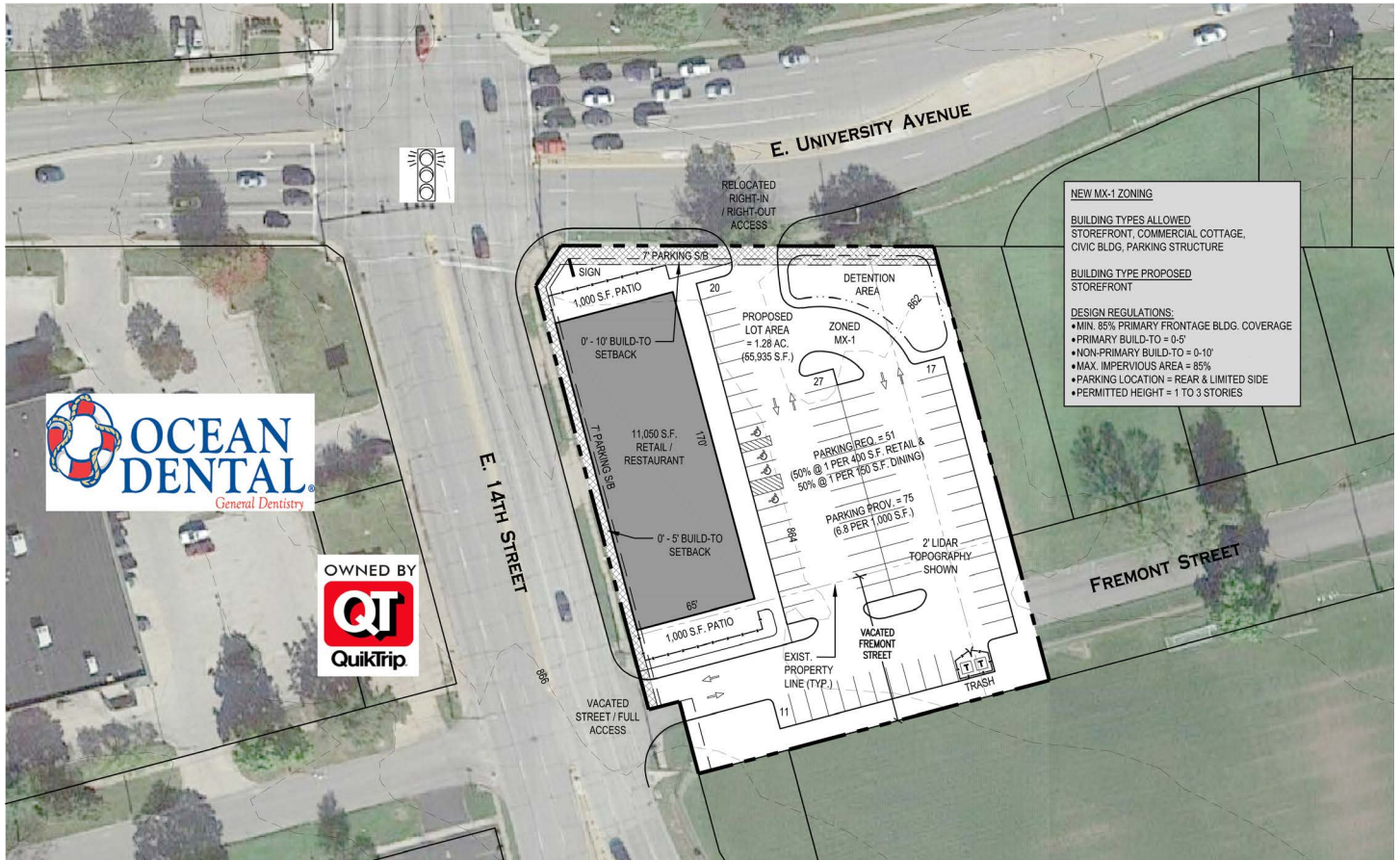
## Retail Space

Pre-leasing retail space just north of I-235 at busy intersection of East University Avenue and East 14th Street.

- + Space Available
  - 11,050 SF pre-leasing now
- + Lease Rate
  - \$25-27.00/SF
- + Property Details
  - Grease interceptor
  - Tenant improvement allowance available
  - Strong daytime population
  - Ample parking



# Conceptual Plan



# Demographics

	1-Mile	3-Mile	5-Mile
Total Population	12,522	96,624	210,463
Daytime Population	21,747	138,142	233,373
2021-2026 Population Growth Rate	1.98%	1.44%	1.18%
2026 Estimated Population	13,815	103,769	223,147
Households	4,468	37,586	84,469
Average Household Income	\$54,647	\$58,778	\$69,775

# Location



## Contact Us

**Jeff Spence, CCIM**

Vice President

+1 515 221 6636

jeff.spence@cbre-hubbell.com

Licensed in the State of Iowa

© 2022 Hubbell Commercial Brokers, L.C., d/b/a CBRE|Hubbell Commercial. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdraw without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. #1500941

6900 Westown Parkway  
West Des Moines, IA  
+1 515 224 4900

**CBRE** Hubbell  
Commercial  
PART OF THE AFFILIATE NETWORK