

For Sale

# Car Wash

2,507 SF



## 3508 Delaware Ave

Des Moines, Iowa 50313

### Property Highlights

- Excellent proximity to Euclid Ave / Hwy 6
- Great visibility and signage potential
- Adaptable for retail, service, or light industrial use
- Ideal for owner-user or investment

### Property Description

Position your business or investment in one of north Des Moines' most accessible commercial corridors. Located just off Euclid Avenue (U.S. Highway 6), this well-maintained property at 3508 Delaware Ave offers excellent visibility, convenient access, and strong daily traffic counts. The site is ideal for automotive, service, retail, or owner-user opportunities looking to capitalize on steady neighborhood and commuter activity.

### OFFERING SUMMARY

Sale Price	\$600,000
Lot Size	0.7 Acres
Building Size	2,507 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Miles	6,076	\$74,133
3 Miles	67,461	\$67,009
5 Miles	157,122	\$76,101

For more information

**Dan Dempsey**

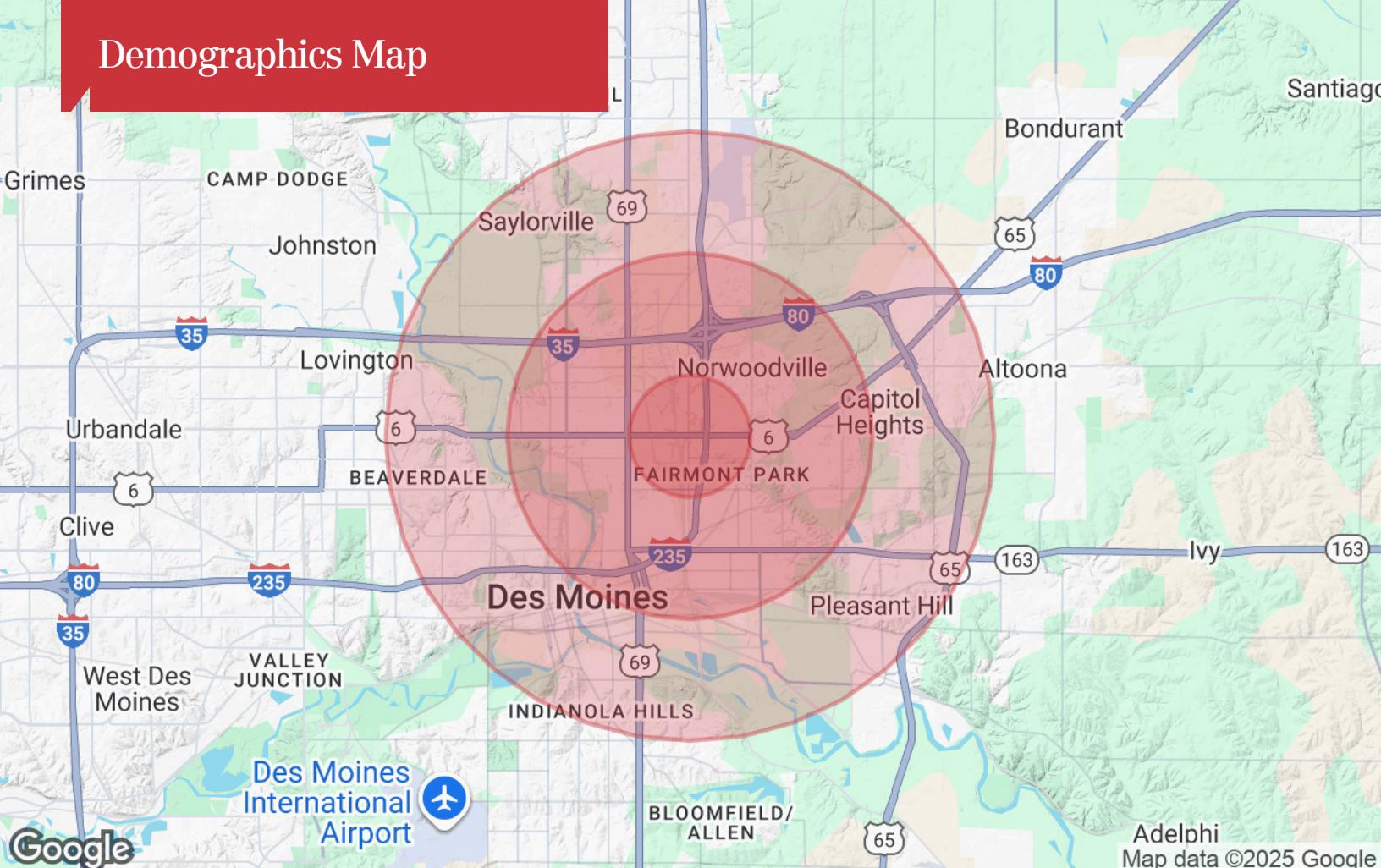
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## Additional Photos



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,076	67,461	157,122
MEDIAN AGE	40	38	38
MEDIAN AGE (MALE)	38	37	37
MEDIAN AGE (FEMALE)	42	39	39

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,297	25,621	64,776
# OF PERSONS PER HH	2.6	2.6	2.4
AVERAGE HH INCOME	\$74,133	\$67,009	\$76,101
AVERAGE HOUSE VALUE	\$191,477	\$176,019	\$216,366

\* Demographic data derived from 2020 ACS - US Census