

# SHERWOOD FOREST

7400 Hickman Road Des Moines, IA 50324



## OFFERING SUMMARY

<b>Available Space:</b>	635 - 2,759 SF
<b>Lease Rate:</b>	\$12.00 - 16.50 PSF
<b>Lease Type:</b>	Modified Gross
<b>Lease Term:</b>	Negotiable

## PROPERTY HIGHLIGHTS

- Excellent location and accessibility
- Ample parking
- Near amenities
- Locally owned and managed
- Neighboring businesses within 5 minutes or 1.5 miles: Walmart, Sam's Club, Hy-Vee, CVS Pharmacy, YMCA and multiple restaurants

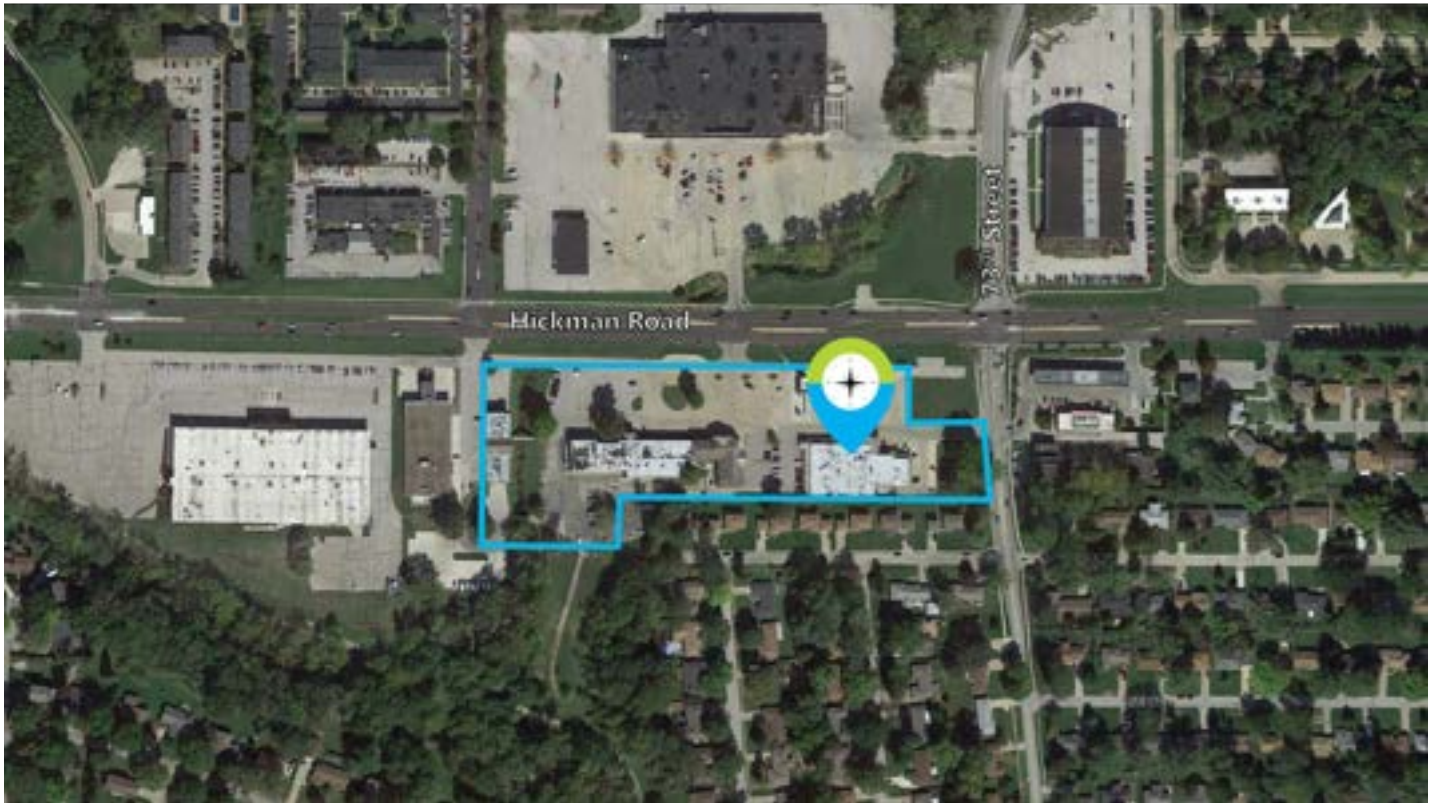
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,975	40,185	85,956
Total Population	10,966	90,740	201,370
Average HH Income	\$70,397	\$72,801	\$75,412



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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
7534 Hickman Road	670 SF	Modified Gross	\$12.00 SF/yr
7622 Hickman Road	1,111 SF	Modified Gross	\$12.00 SF/yr
7634 Hickman Road	653 SF	Modified Gross	\$12.00 SF/yr
7642 Hickman Road	635 SF	Modified Gross	\$12.00 SF/yr
7660 Hickman Road	1,871 SF	Modified Gross	\$16.50 SF/yr
7672 Hickman Road	2,759 SF	Modified Gross	\$16.50 SF/yr



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