

# FOR LEASE



**KNAPP**  
PROPERTIES



## 2545 EAST EUCLID AVE

Des Moines, Iowa 50314

Retail/Office Space Available  
3,366 RSF +/-

**ANGIE TESSAU, CCIM, SIOR**  
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Licensed in IA

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# 2545 EAST EUCLID AVE FOR LEASE



## BUILDING HIGHLIGHTS

- Direct access to I-235
- Less than 2 miles from Northeast Mixmaster (Interstate 80/35/235)
- Local ownership and responsive property management
- Minutes from rapidly growing Ankeny, Altoona & East Village/Downtown
- Walgreens anchor tenant
- Located directly across from Hy-Vee
- Ample parking
- Less than 5 miles from Outlets of Des Moines and Adventureland



CLASS C



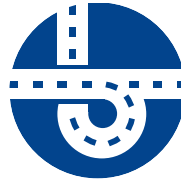
RETAIL SPACE



OFFICE SPACE



MANAGED BY KNAPP PROPERTIES



INTERSTATE ACCESS

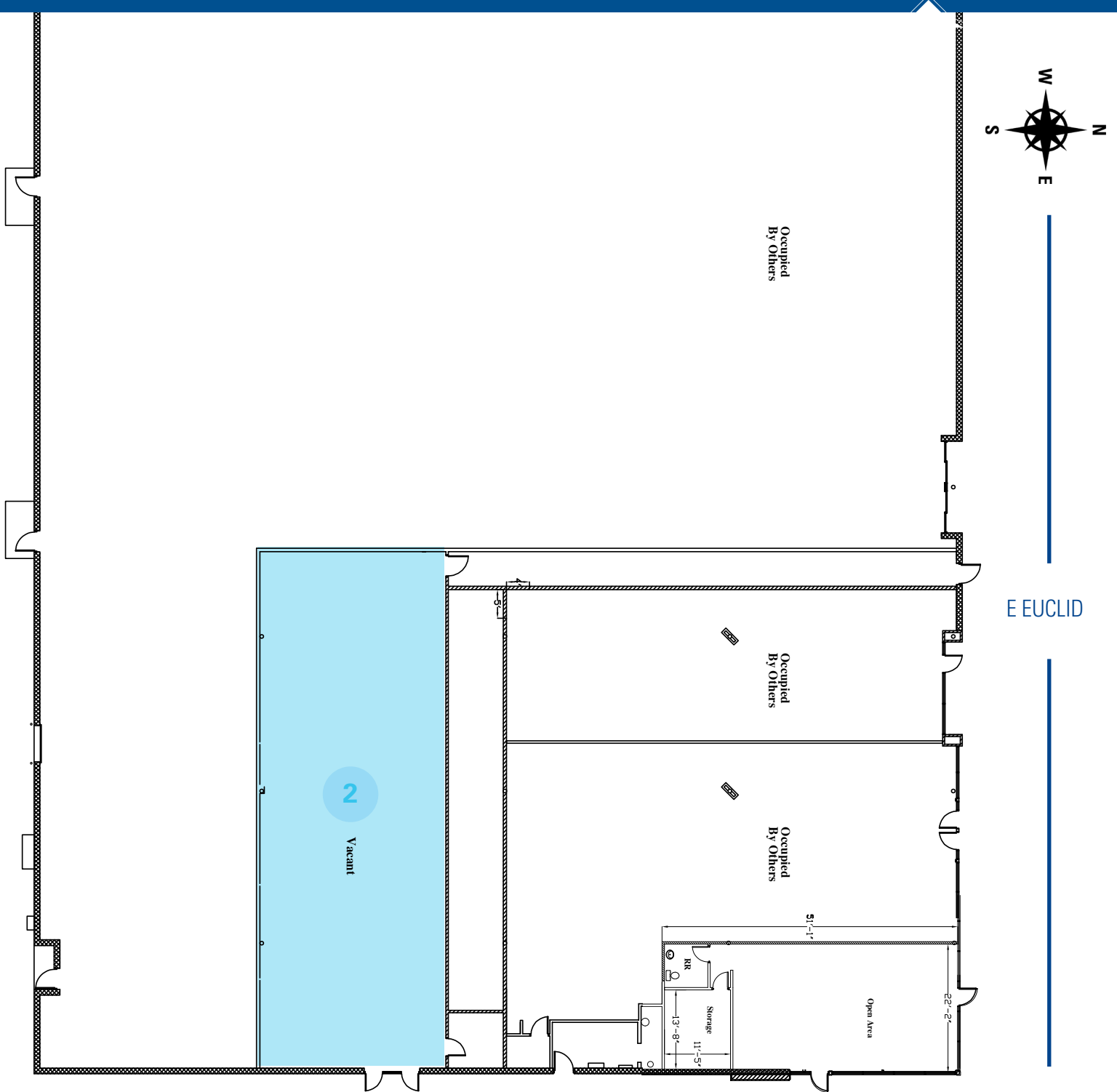


PARKING LOT



GROCERY STORE NEARBY





## RETAIL/OFFICE SPACE

### SUITE #2

3,366 RSF (approx.)

*Available:* Now

*Lease Rate:* \$8.00 PSF NNN

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# DEMOGRAPHICS

## 2545 EAST EUCLID AVENUE

5 mile radius

### INCOME



\$54,704

Median Household Income



\$84,601

Median Net Worth



\$156,198

Median Home Value



\$45,235

Median Disposable Income

### EDUCATION



23%

Bachelor's/Grad/Prof Degree

### BUSINESS



6,439

Total Businesses



148,352

Total Employees

### KEY FACTS



1,777.9

Population



204,225

Total Daytime Population



35.1

Median Age



55,906

Households

### TRAFFIC



25,600

E Euclid Ave/Hwy 6

### EMPLOYMENT



5.1%

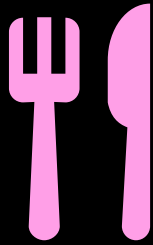
Unemployment Rate

2545 E Euclid Ave, Des Moines, Iowa, 50317



# Nearby Attractions

5 Mile Radius



318

Restaurants



51

Bars and Pubs



19

Coffee Shops



37

Grocers



59

C-Stores



93

Retail Shopping



50

Hotels



59

Attractions/ Entertainment

## Average Annual Spend per Household on Eating Out



\$311

Breakfast



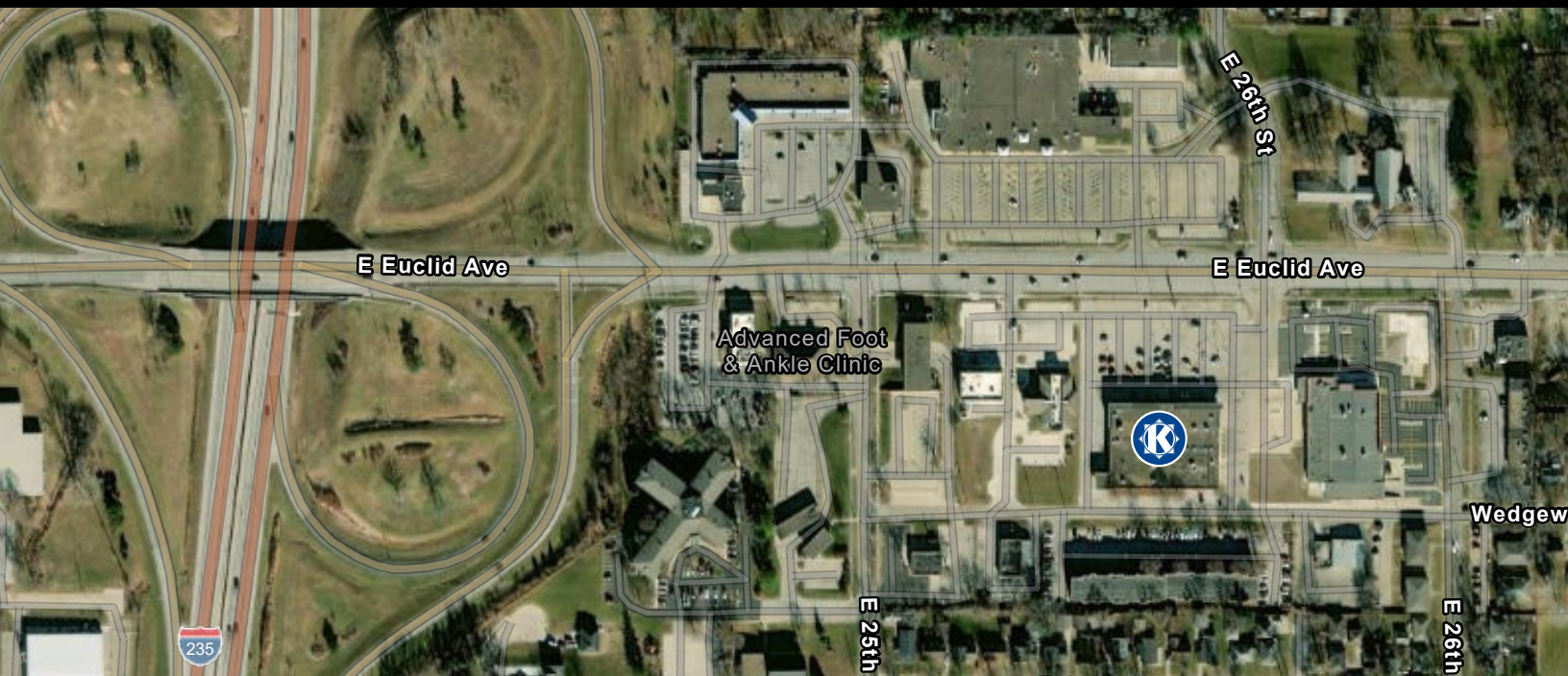
\$958

Lunch



\$1,439

Dinner





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