

# For Sale

5,054 SF | \$1,700,000  
Retail Space



## 2805 Beaver Avenue Des Moines, IA 50310

### Property Highlights

- Turnkey Bank With 5000 SF Finished Basement
- Mixed-Use Redevelopment Opportunity
- Missing Middle Tax Abatement
- Commercial Tax Abatement

### Property Overview

This turnkey bank offers a spacious lobby with vaulted ceilings and existing private offices in the heart of a thriving commercial district. A 5,000 SF professional financial building sits on an expansive 0.845 acre lot in one of Des Moines' most walkable neighborhoods. For developers, your next project could be here at one of the most desirable addresses in the area. Zoned for mixed-use, this location presents a rare opportunity to acquire prime real estate in a high visibility retail corridor (additional .4 acres may be available).

### Offering Summary

|                       |             |
|-----------------------|-------------|
| <b>Sale Price:</b>    | \$1,700,000 |
| <b>Building Size:</b> | 5,054 SF    |
| <b>Available SF:</b>  |             |
| <b>Lot Size:</b>      | 0.836 Acres |

### Demographics

|  | 0.3 Miles | 0.5 Miles | 1 Mile |
|--|-----------|-----------|--------|
|--|-----------|-----------|--------|

|                          |           |          |          |
|--------------------------|-----------|----------|----------|
| <b>Total Households</b>  | 726       | 1,982    | 6,376    |
| <b>Total Population</b>  | 1,485     | 4,084    | 13,912   |
| <b>Average HH Income</b> | \$100,858 | \$99,188 | \$92,890 |

### For More Information

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**BROCHURE**

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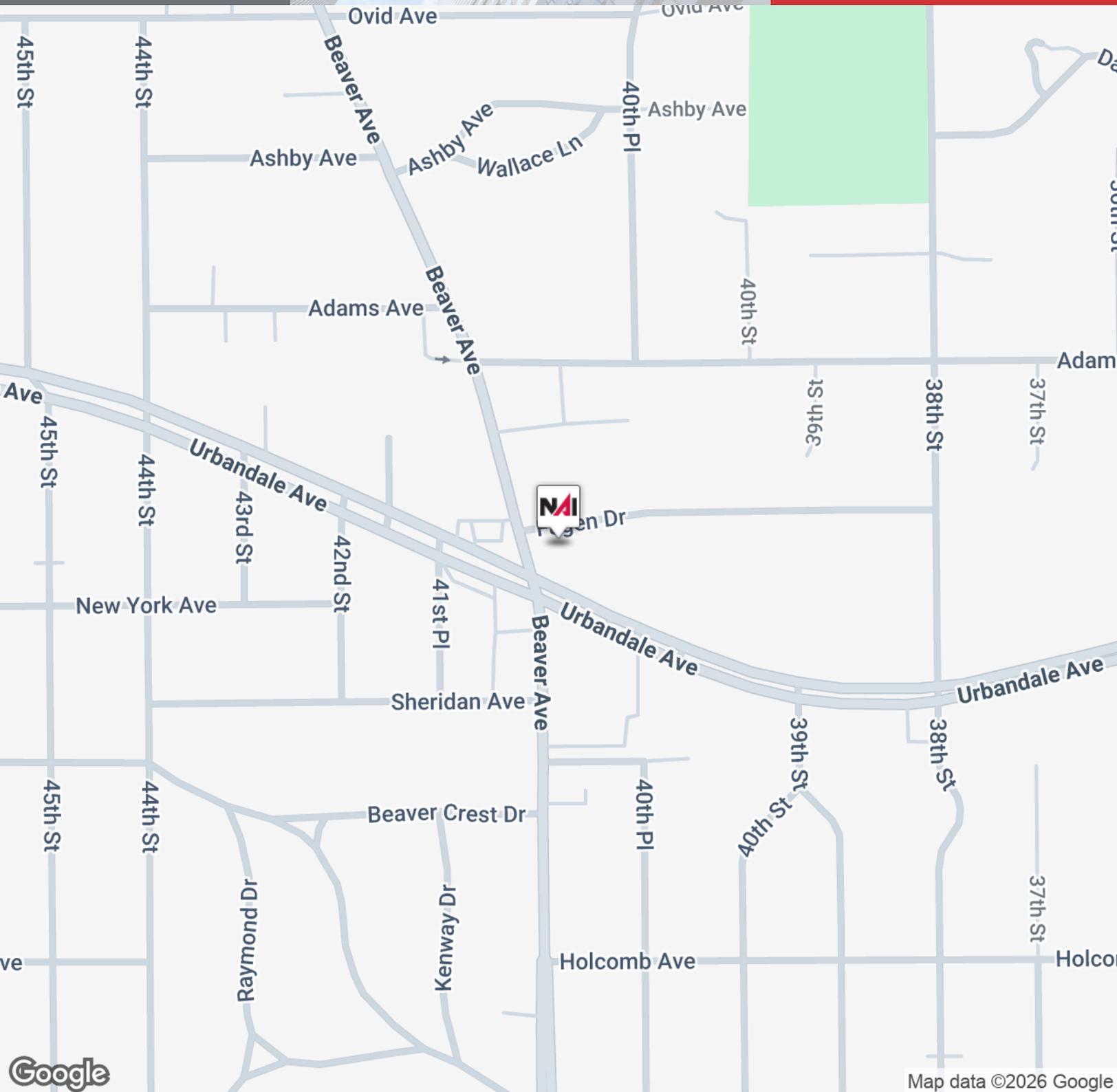
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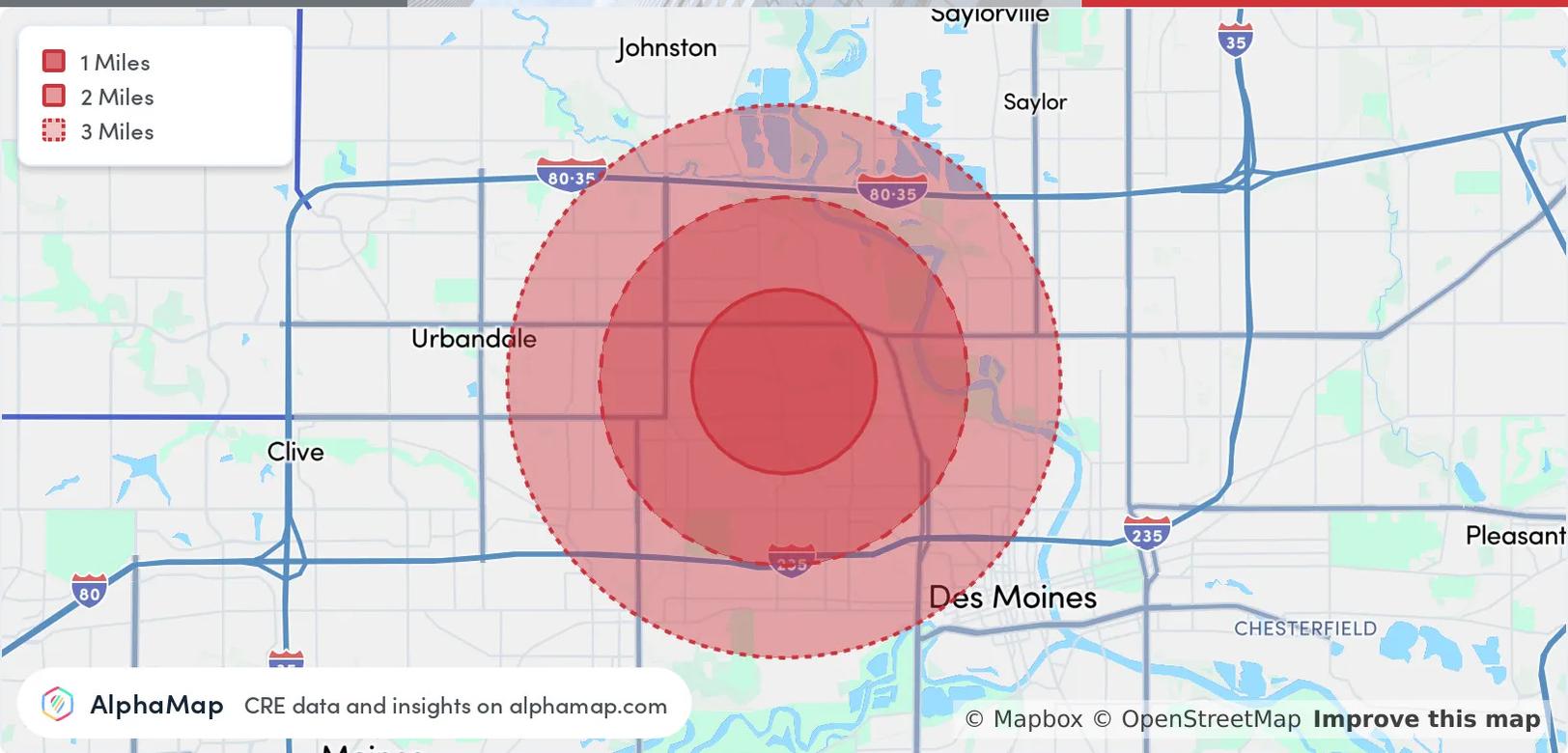
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## Population

|                      | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 13,912 | 102,645 | 200,884 |
| Average Age          | 42     | 39      | 39      |
| Average Age (Male)   | 40     | 38      | 38      |
| Average Age (Female) | 43     | 40      | 40      |

## Household & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,376     | 43,511    | 86,015    |
| Persons per HH      | 2.2       | 2.4       | 2.3       |
| Average HH Income   | \$92,890  | \$85,117  | \$91,162  |
| Average House Value | \$230,977 | \$237,188 | \$261,728 |
| Per Capita Income   | \$42,222  | \$35,465  | \$39,635  |

Map and demographics data derived from AlphaMap

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