

FOR SALE / LEASE

520 SW 5TH STREET

520 SW 5TH STREET DES MOINES, IA 50309



PROPERTY DESCRIPTION

Currently a vacant industrial/flex property, the building has excellent potential for redevelopment as a Restaurant/Bar/Entertainment/Multi-Tenant Retail site, but is also zoned DX2, so the site allows for a higher-density redevelopment.

Additionally, the property qualifies for a Grayfield Tax Credit and is located in an Urban Renewal District.

LOCATION DESCRIPTION

The site is located in the Riverpoint Business District, just south of the Downtown Des Moines' Central Business District. The surrounding area, known as Gray's Landing delivers 35 acres of retail, hotel, office and apartment homes balanced between the city, the Racoon River, Principal Park and the future downtown pro soccer stadium.

Walkable to Court Avenue the site offers direct access the Jackson Street Bridge and the Central Iowa Trails System via the Meredith Trail.

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lease Rate:	negotiable (NNN)
Available SF:	10,550 SF
Lot Size:	1.331 Acres

DEMOGRAPHICS	3 MILES	10 MILES	20 MILES
Total Households	42,161	178,948	251,557
Total Population	93,472	416,730	601,346
Average HH Income	\$58,707	\$79,588	\$88,272



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