

6602 NW Beaver Drive

Johnston, Iowa
www.cbre.com/desmoines

Sale Price: \$1,050,000



Property Description

Ideally positioned along Johnston's evolving NW Beaver Drive corridor, 6602 NW Beaver Drive offers 4.36 acres of highly visible land. With traffic counts exceeding 25,000 vehicles per day across adjacent roads, the site presents a prime opportunity for industrial, commercial or flex-use development.

Property Highlights

- + 4.36 Acres (189,986 SF)
- + 800' of Frontage along NW Beaver Dr
- + Public water and natural gas. City sewer is available via extension from adjacent developments.
- + Current Zoning: M-1 (Light Industrial) and R-1 (Single Family Residential)
- + Future Land Use: Industrial or Commercial

Demographics

	1 Mile	3 Miles	5 Miles
Place of Work			
2024 Businesses	95	764	4,231
2024 Employees	1,307	14,580	60,243
Population			
2024 Population - Current Year Estimate	3,378	29,735	135,928
2029 Population - Five Year Projection	3,441	30,737	139,944
2020-2024 Annual Population Growth Rate	0.39%	0.94%	0.78%
2024-2029 Annual Population Growth Rate	0.37%	0.67%	0.58%
Households			
2024 Households - Current Year Estimate	1,236	11,587	55,137
2029 Households - Five Year Projection	1,268	12,090	57,204
2020 Households - Census	1,196	10,841	52,103
2024-2029 Annual Household Growth Rate	0.40%	0.85%	0.77%
2024 Average Household Size	2.72	2.55	2.42
Household Income			
2024 Average Household Income	\$123,390	\$123,690	\$120,602
2024 Median Household Income	\$86,838	\$92,419	\$90,245
2024 Per Capita Income	\$47,796	\$48,705	\$48,837



Property Location



Contact Us

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