



OFFERING SUMMARY	
Sale Price:	\$765,000
Building Size:	2,825 SF
Lot Size:	0.38 AC
Year Built:	1956/2009
Zoning:	NC

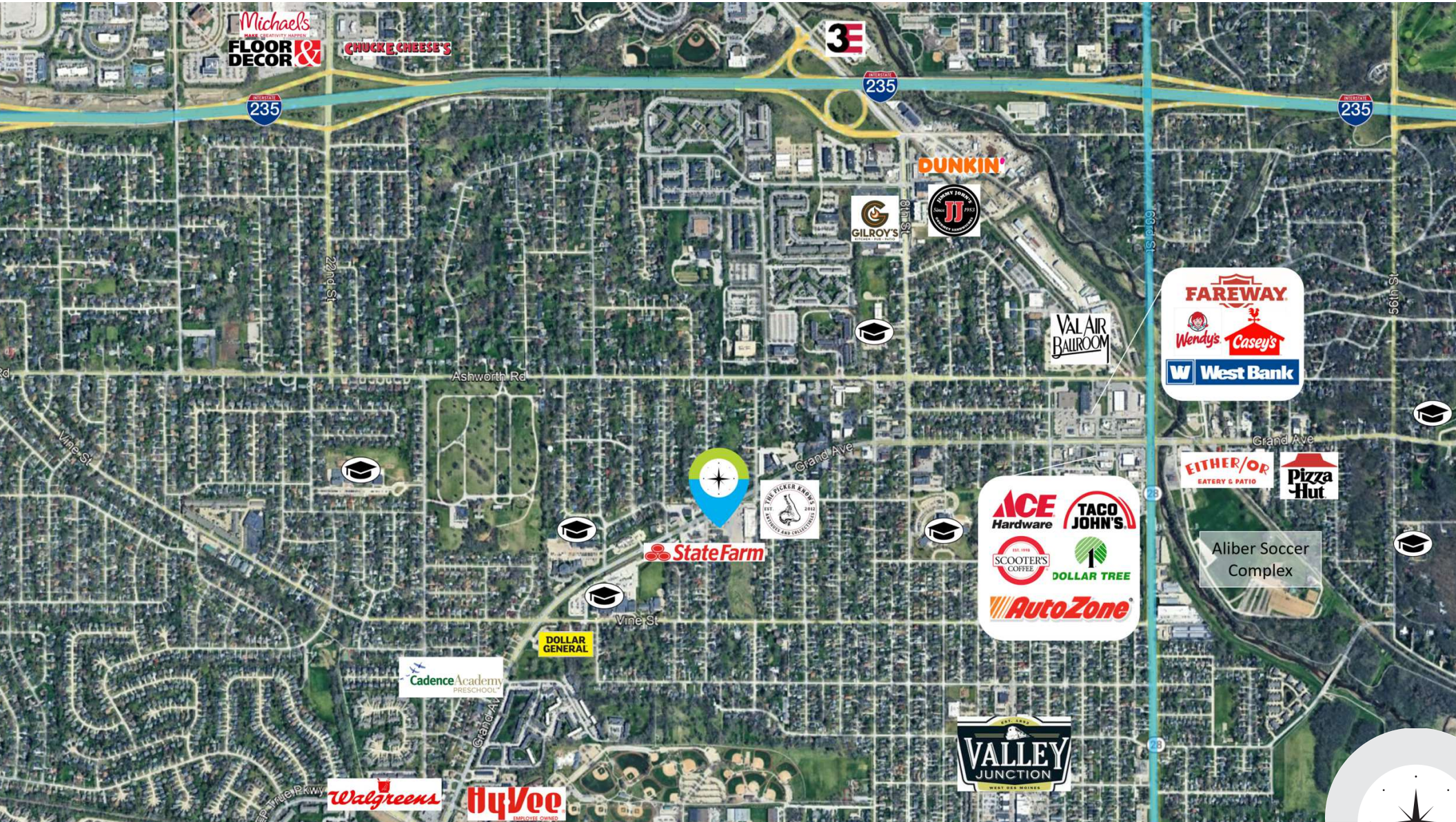
### PROPERTY OVERVIEW

Locate Commercial Real Estate is proud to introduce this retail investment opportunity at 1220 Grand Avenue, West Des Moines. Featuring a stable tenant base, this property is ideal for investors seeking reliable cash flow.

### PROPERTY HIGHLIGHTS

- NOI \$60,474 per year
- Recent capital improvements
- Low price point; excellent 1031 exchange opportunity
- Traffic Count: +/- 14,500 VPD (Iowa DOT)





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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	11,591	75,627	179,849
Average Age	40	41	40
Average Age (Male)	38	39	38
Average Age (Female)	41	42	40

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	5,330	33,566	78,979
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$89,633	\$105,143	\$101,411
Average House Value	\$259,814	\$298,610	\$297,109

*Demographics data derived from AlphaMap*

