

FOR LEASE

# 4485 NORTHEAST 22ND STREET

4485 NORTHEAST 22ND STREET DES MOINES, IA 50313



## PROPERTY DESCRIPTION

Prime warehouse with outdoor storage for lease! The building is 10,500 square feet, with roughly 1,730 office and an unfinished mezzanine. The total lot is 4.65 acres and has about +/- 2 acres of fenced in outdoor storage. Rent is \$13.75 per square foot NNN.

## PROPERTY HIGHLIGHTS

- 10,500 square feet
- 1,730 square feet of finished office
- 1,400 square feet of unfinished mezzanine
- 4.56 total acres
- Secured, fenced-in outdoor storage
- 2 Drive-in doors with 13.68' clear height
- 1 Dock door
- Great visibility on NE 22nd street

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$13.75 SF/yr (NNN)
<b>Available SF:</b>	10,500 SF
<b>Building Size:</b>	10,500 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
<b>Total Households</b>	1,259	8,452	21,018
<b>Total Population</b>	3,158	22,159	53,040
<b>Average HH Income</b>	\$61,585	\$56,402	\$56,359



**NATHAN PETSCHKE**

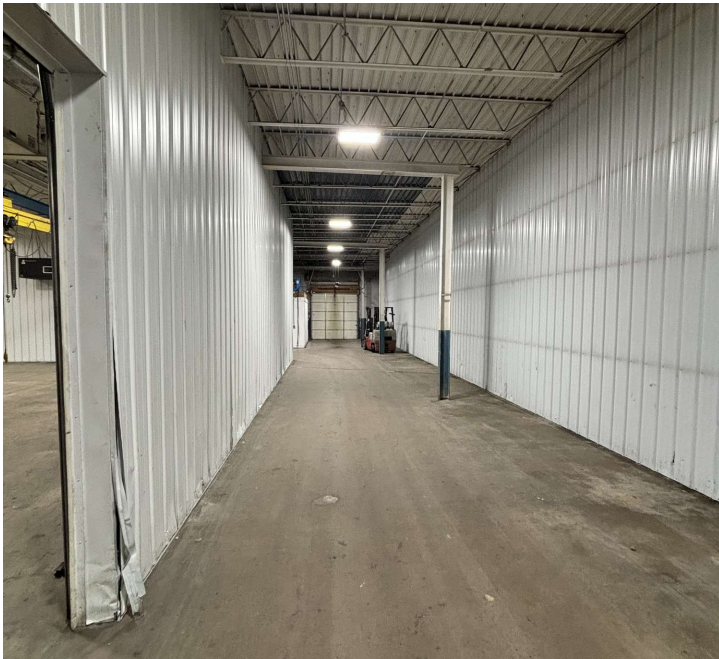
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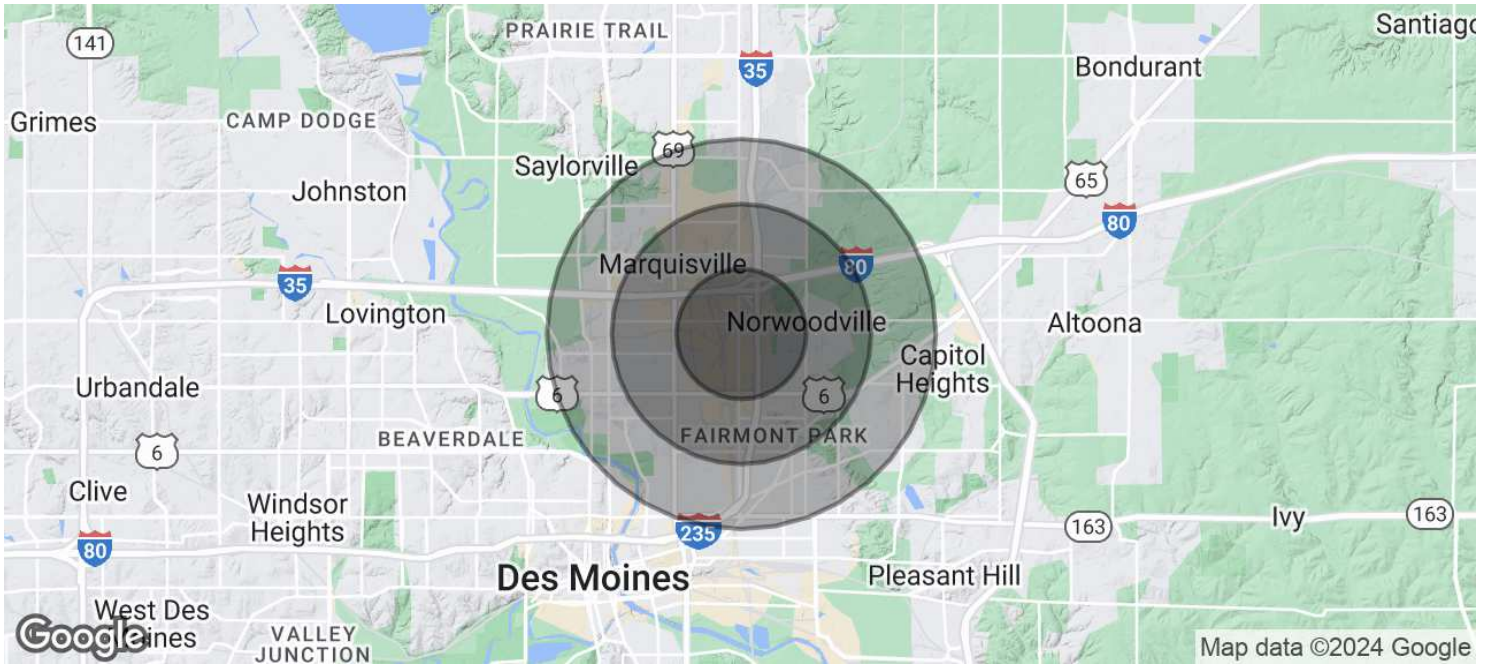
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## POPULATION

### 1 MILE

### 2 MILES

### 3 MILES

Total Population	3,158	22,159	53,040
Average Age	38.2	36.8	36.8
Average Age (Male)	36.5	34.8	35.6
Average Age (Female)	40.1	38.4	38.4

## HOUSEHOLDS & INCOME

### 1 MILE

### 2 MILES

### 3 MILES

Total Households	1,259	8,452	21,018
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$61,585	\$56,402	\$56,359



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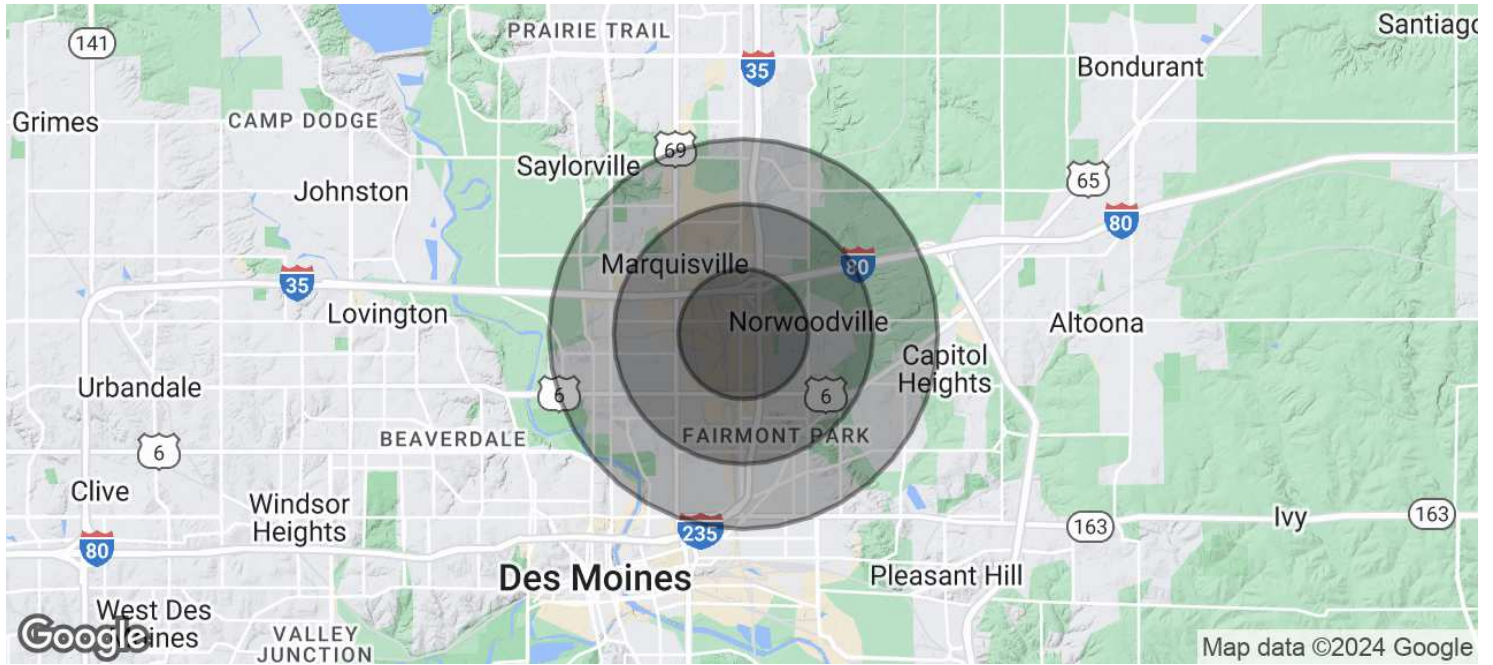
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## Average House Value

\$137,092

\$127,934

\$122,696

2020 American Community Survey (ACS)



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