

HIGHLAND PARK HISTORIC RETAIL INVESTMENT

3523 6th Ave Des Moines, IA 50313



OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	7,080 SF
Occupancy:	100%
Euclid Ave:	15,600 VPD

PROPERTY OVERVIEW

3523 6th Avenue offers a unique investment opportunity in Des Moines' Highland Park Historic Business District. Positioned at a signalized intersection along 6th Avenue, the property benefits from excellent visibility and access within a dense residential trade area. This is a rare opportunity to acquire a neighborhood retail asset with both current income and value-add potential.

PROPERTY HIGHLIGHTS

- Signalized corner presence
- Walkable urban location
- Strong community corridor
- Limited submarket supply
- Rent roll & financials available upon request

LOCATECRE.COM

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5619 NW 86TH ST, #100
JOHNSTON, IA 50131

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,208	29,264	75,291
Total Population	12,875	76,450	182,165
Average HH Income	\$47,137	\$47,559	\$55,008

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