

FOR SALE



KNAPP
PROPERTIES



7301 SW 22ND STREET

Des Moines, Iowa 50321

Commercial Development Land
3.484 Acres

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DEVELOPMENT LAND
UP TO 3.484 ACRES +/-
Price: \$10.00/SF



Airport Commerce Park South is located a half-mile from Highway 5 access, which makes it exceptional commercial land.

This development ground is one mile from the Des Moines International Airport. The airport announced it's newest project, Lift DSM, which aims to lift the passenger experience by modernizing and streamlining the travel journey while supporting the local economy by elevating the region through air service connectivity. With nearly 3 million passengers passing through the terminal each year, Des Moines plans to add a new terminal which will have long-term benefits to the region and state. These projects will also enhance development opportunities on the airport campus, elevating the speed of business in the region.

Airport Commerce Park South is very close to Echo Valley Country Club, Wakonda Club, Blank Park Zoo, many longstanding local Des Moines restaurants and less than five miles from downtown.

LIFT DSM PROJECTS TO **FUEL ECONOMIC GROWTH OPPORTUNITIES**



LAND DEVELOPMENT



FLEX SPACE



AIRPORT NEARBY



INTERSTATE ACCESS



INDUSTRIAL SPACE



EXCELLENT LOCATION



HOTEL NEARBY



C-STORE NEARBY



WAREHOUSE SPACE



GOLF COURSE NEARBY



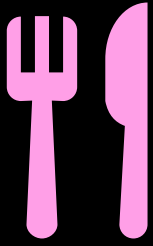
RESTAURANTS NEARBY



GROCERY STORE NEARBY



5 Mile Radius



237

Restaurants



25

Bars and Pubs



17

Coffee Shops



24

Grocers



39

C-Stores



54

Retail Shopping



27

Hotels



55

Attractions/ Entertainment

Average Annual Spend per Household on Eating Out



\$356

Breakfast



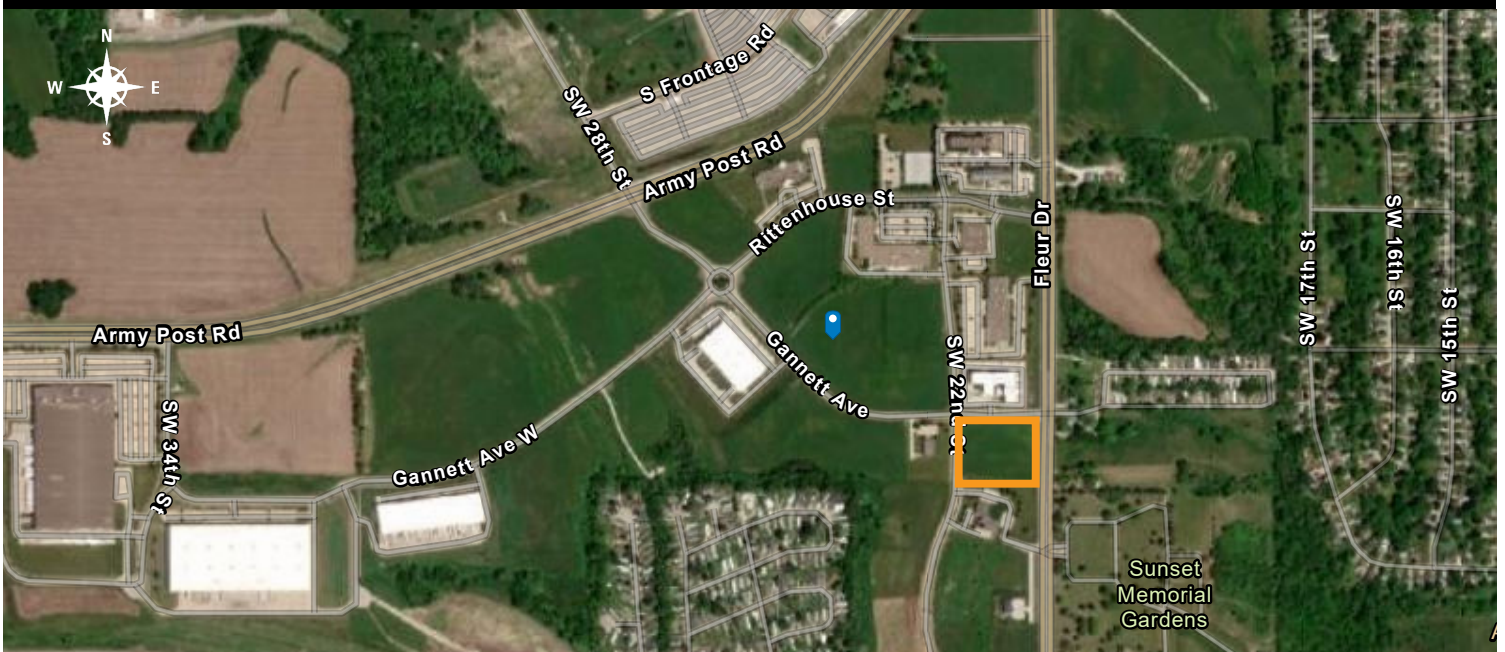
\$1,107

Lunch



\$1,665

Dinner



Demographics

5 mile radius

2201-3069 Gannett Ave, Des Moines, Iowa, 50321

INCOME



\$58,937

Median Household Income



\$90,693

Median Net Worth



\$194,023

Median Home Value



\$49,359

Median Disposable Income

BUSINESS



4,071

Total Businesses



91,465

Total Employees

TRAFFIC



16,600

Fleur Drive



19,600

Army Post Road

EDUCATION



33%

Bachelor's/Grad/Prof Degree

KEY FACTS



1,308.6

Population



133,622

Total Daytime Population



36.5

Median Age



43,943

Households

EMPLOYMENT



3.4%

Unemployment Rate



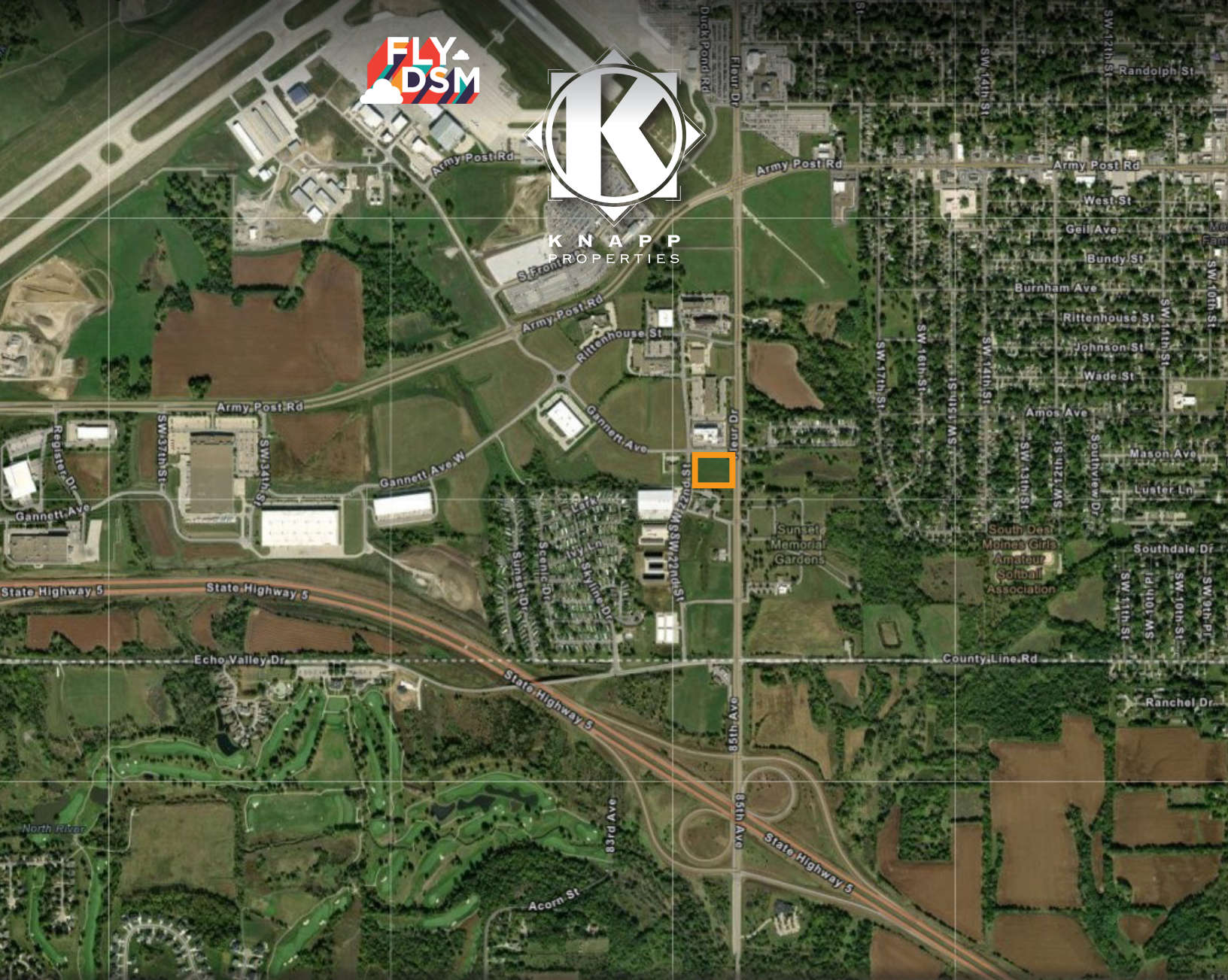
THE SCIENCE OF WHERE™

This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2016-2020, 2022, 2027.

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