

FOR SALE

1631 2ND AVE

1631 2ND AVE DES MOINES, IA 50314



PROPERTY DESCRIPTION

Potential 1031 Exchange or Investment property

PROPERTY HIGHLIGHTS

- Currently 100% occupied. The current tenant has renewed for 5 years starting November 2024. The tenant has one more 5-year renewal option left and the rent will be at fair market value. Included with the building is a fenced in paved lot next door at 1620 Maine St.

OFFERING SUMMARY

Sale Price: \$1,250,000

Building Size: 9,409 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	256	992	4,756
Total Population	659	2,704	13,143
Average HH Income	\$46,856	\$47,318	\$45,149



NATHAN PETSCHKE

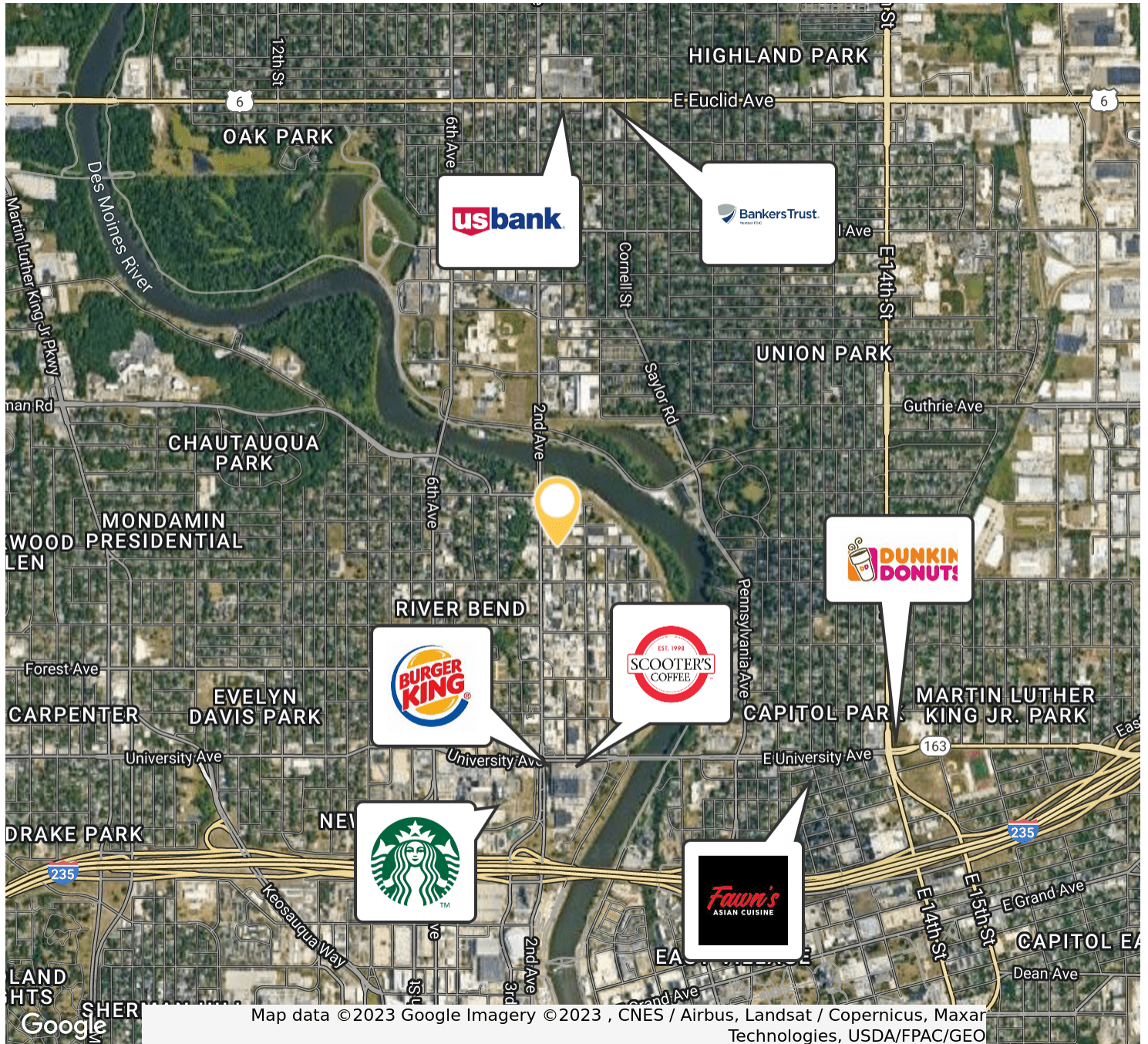
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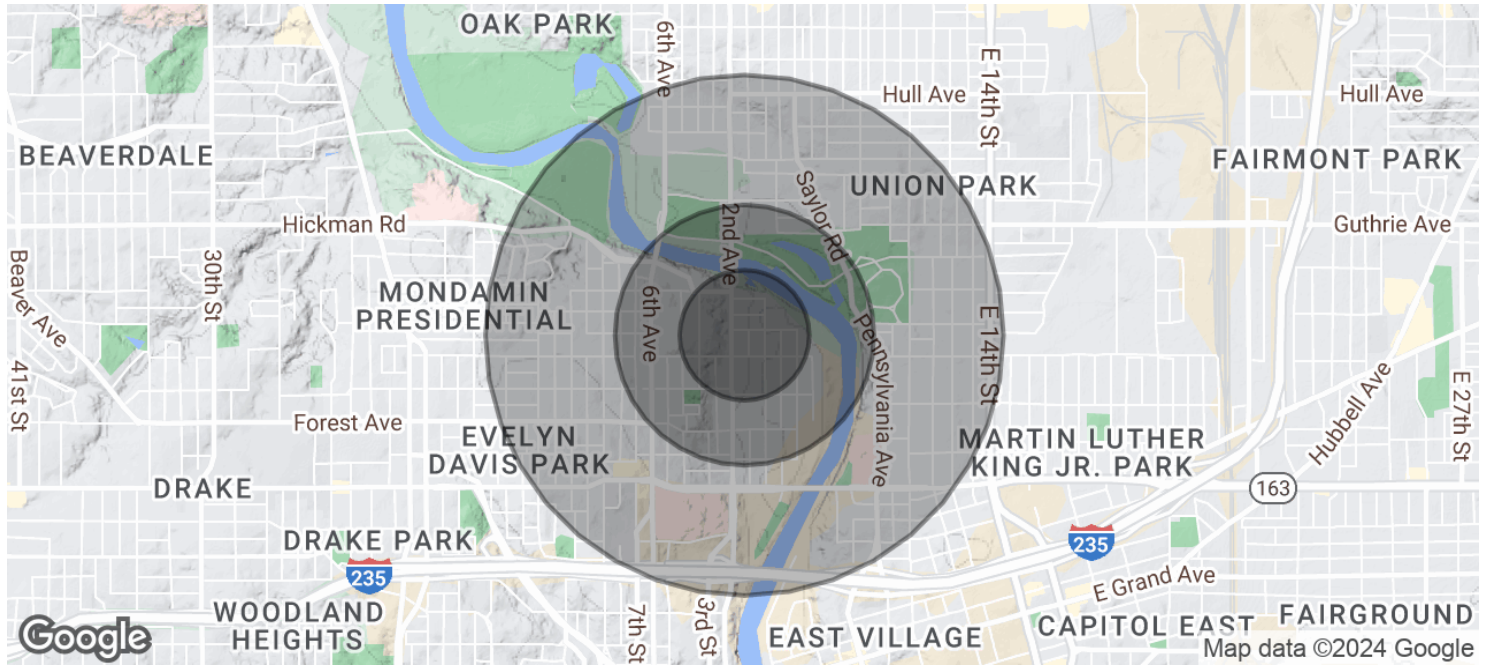
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	659	2,704	13,143
Average Age	40.9	36.9	32.8
Average Age (Male)	38.1	33.2	30.7
Average Age (Female)	42.3	42.1	36.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	256	992	4,756
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$46,856	\$47,318	\$45,149



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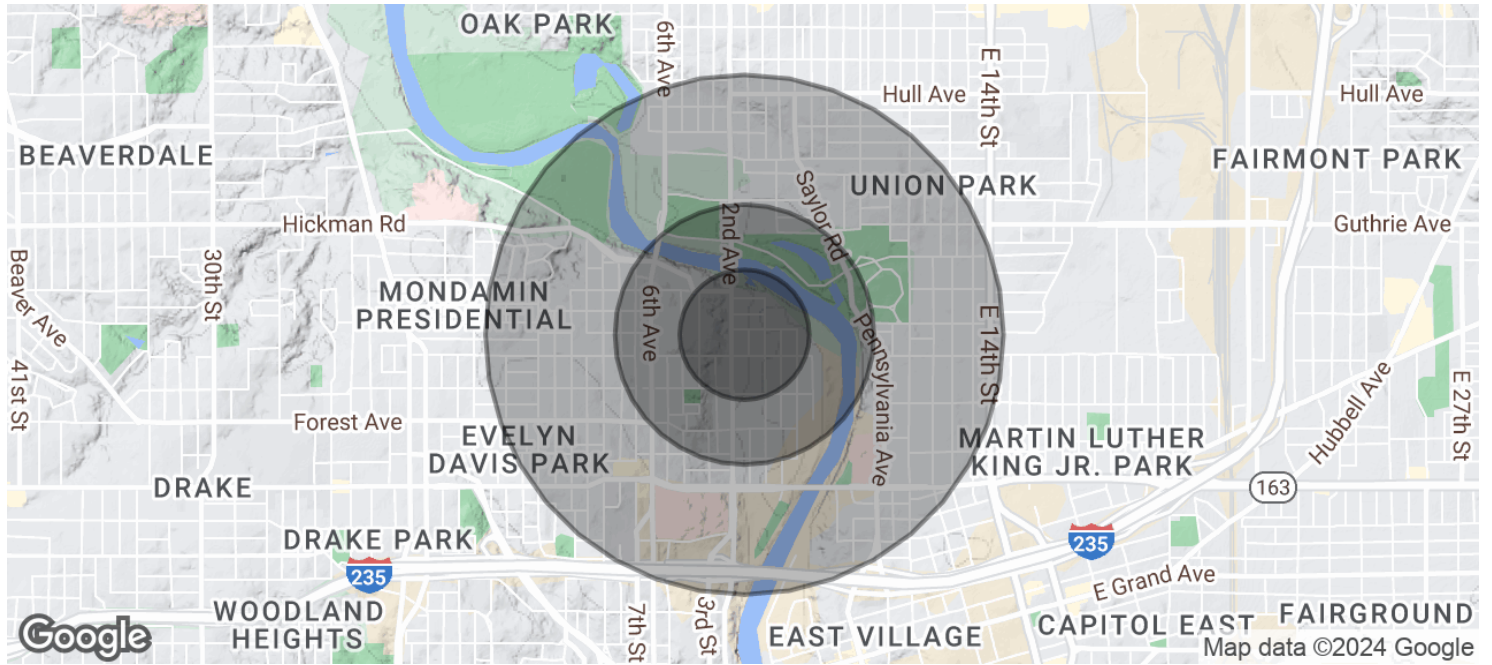
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Average House Value

\$114,322

\$118,185

\$102,641

2020 American Community Survey (ACS)



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