



FOR SALE/LEASEBACK



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

4515 FLEUR DR

Des Moines, IA | 50321

PROPERTY HIGHLIGHTS

15,090 SF Office bank building

Sale Price: \$1,200,000

Partial Sale/Leaseback opportunity with
Investment Grade A+ S&P Rated Tenant

1.4 Acres

Built 1971

Three story office building with a drive-thru. Great location in highly trafficked part of South Des Moines.

Financial information available with NDA
Showings by appointment only



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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



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RETAIL AERIAL



Demographics

	1 Mile	3 Mile	5 Mile
Population	14,113	71,582	151,904
AVG. HH Income	\$79,677	\$81,258	\$95,393
Total Households	5,815	30,958	62,813

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