

QUICK SERVICE RESTAURANT FOR SALE OR LEASE

4105 SW 9TH ST
DES MOINES, IOWA | 50315



CONTACT

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**CUSHMAN &
WAKEFIELD**

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PROPERTY HIGHLIGHTS

LEASE RATE: \$10.50/SF NNN

ESTIMATED OPEX: \$11.15 PSF

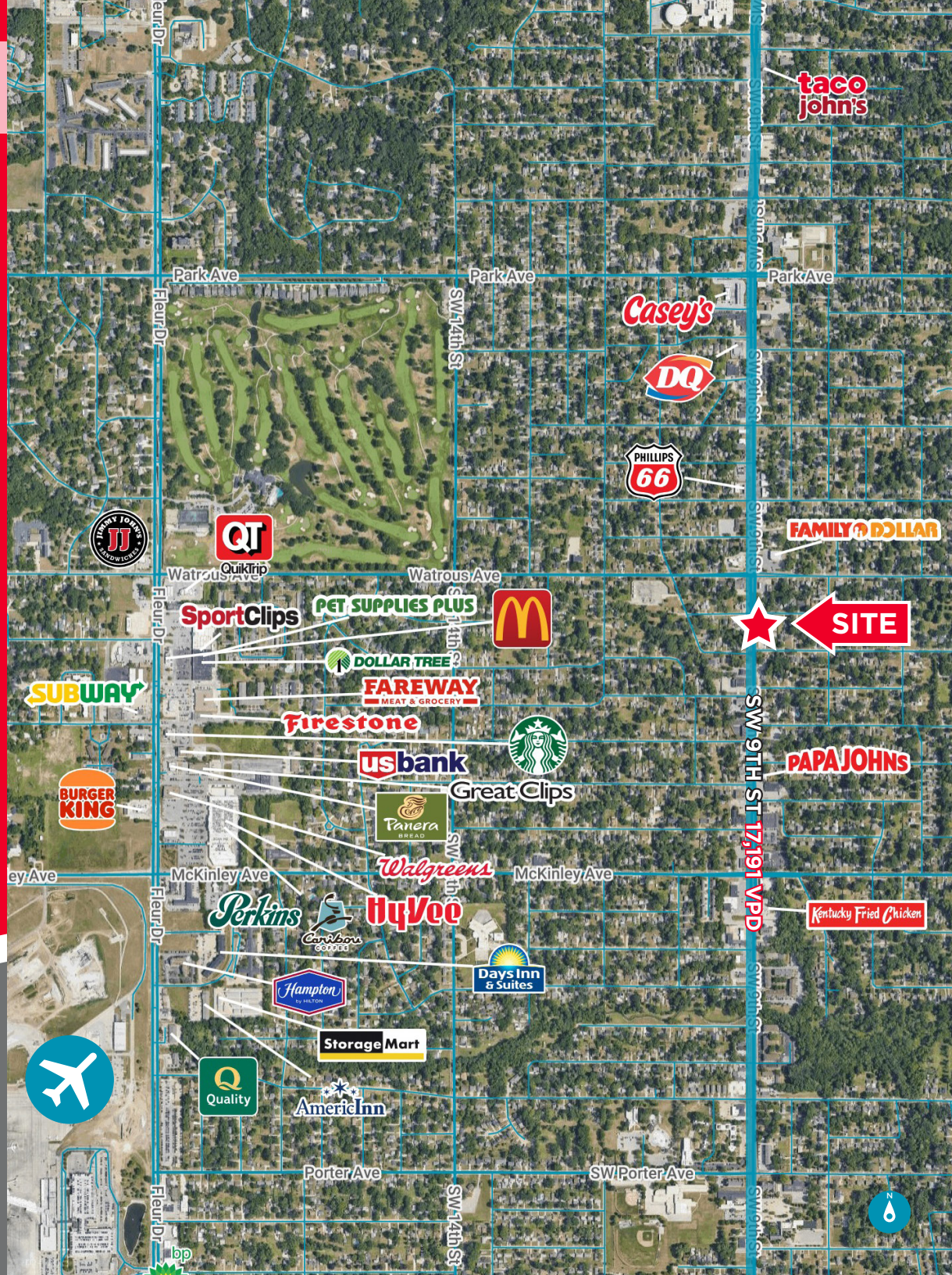
SALE PRICE: \$350,000

BUILDING SIZE	2,870 SF
LOT SIZE	.77 AC
ZONING CLASS	RX1 Mixed Use District
PARKING STALLS	45
YEAR BUILT	1979

- Quick service restaurant property with drive-thru ideal for an investor or owner/operator
- Prime location minutes from downtown
- Equipped with commercial kitchen space, a dining room and ample parking
- SW 9th offers the property access to approximately 17,191 vehicles per day and an average household income of \$81,258 in a 3 mile radius

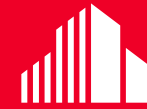
Demographics

	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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