

# SOUTHEAST PLAZA FOR GROUND LEASE

5101 SE 14th Street | Des Moines, Iowa



## OVERVIEW

### Development Lot for Ground Lease

Business opportunities in a great location!

One outparcel is available in this 243,000 SF shopping center anchored by Walmart Supercenter. Located just north of Southridge Mall on one of Des Moines' most traveled corridors. This center is between Hwy 5 and I-235 and is located in an area of high density retail and residential. You will find great visibility in this space as it sits high above Southeast 14th St.

## FEATURES

- Outparcel size is negotiable
- Ground lease rate: \$1.50/SF/year
- Build to suit offers will be considered

### FOR MORE INFORMATION:

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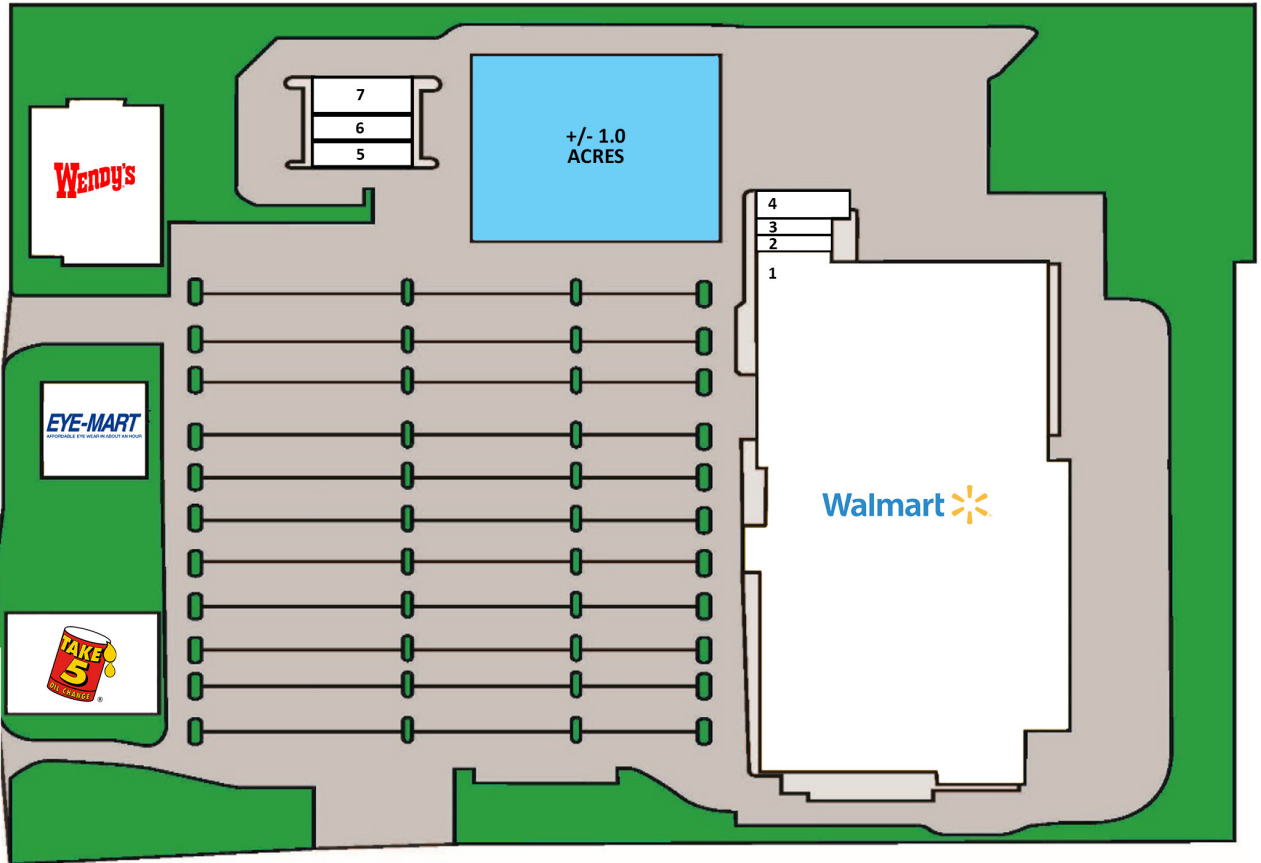
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1. Walmart Supercenter	224,261 sq. ft.	4. Rent-A-Center	4,003 sq. ft.
2. Sally Beauty	1,611 sq. ft.	5-6. The Laundry Place	3,570 sq. ft.
3. Top Nails	1,600 sq. ft.	7. Oak Street Health	8,624 sq. ft.

DEMOGRAPHICS		
ESRI 2024	3 mile	5 mile
Population	62,673	114,200
Avg. HH Income	\$87,710	\$86,286

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