



## OFFERING SUMMARY

<b>Sale Price:</b>	\$550,000
<b>Building Size:</b>	3,200 SF
<b>Lot Size:</b>	0.26 AC
<b>Year Built:</b>	1969/2018
<b>Zoning:</b>	RX1
<b>SW 9th Street:</b>	18,700 VPD
<b>Park Avenue:</b>	9,200 VPD

## PROPERTY OVERVIEW

Locate Commercial Real Estate is proud to introduce this retail investment opportunity at 3409 SW 9th Street, Des Moines. Tobacco Outlet currently occupies the 2,135 SF north end cap, where it has operated for the past 21 years; the space will become available February 1, 2026. Creating a rare opportunity for investors or owner-users to acquire a well-positioned, easily managed asset with outstanding visibility, strong traffic counts, and future upside potential.

## PROPERTY HIGHLIGHTS

- Value-add investment
- Rent roll and financials available upon request
- Low price point, excellent 1031 exchange opportunity



