



6300, 6320, 6330 Hickman Road

Des Moines, Iowa 50324

Property Highlights

- 6300 Hickman Rd - Hard Corner - ± 1.04 AC
- 6310 Hickman Rd - SOLD
- 6320 Hickman Rd - Interior Lot - ± .94 AC
- 6330 Hickman Rd - Corner Lot - ± 1.03 AC
- Zoning: CC - Community Commercial District
- Traffic Counts: Hickman Road - 19,100 VPD (Iowa DOT 2021) | 63rd Street - 13,700 VPD (Iowa DOT 2021)

Property Overview

Join newly opened Silver Star Car Wash! 3 pad sites for sale at the busy corner of 63rd & Hickman Road in Windsor Heights. Minutes from I-235 to the south and 5 blocks west of Merle Hay Road, the area around the site boasts of numerous rooftops which makes it an ideal location for a variety of development opportunities. The site has great visibility, high traffic at signalized intersection.

Offering Summary

| | |
|-------------------------------|-------------------------|
| Sale Price - 6300 Hickman Rd: | \$906,040 (\$20.00 PSF) |
| Sale Price - 6320 Hickman Rd: | \$577,290 (\$14.10 PSF) |
| Sale Price - 6330 Hickman Rd: | \$559,550 (\$12.47 PSF) |

[View Property Video](#)

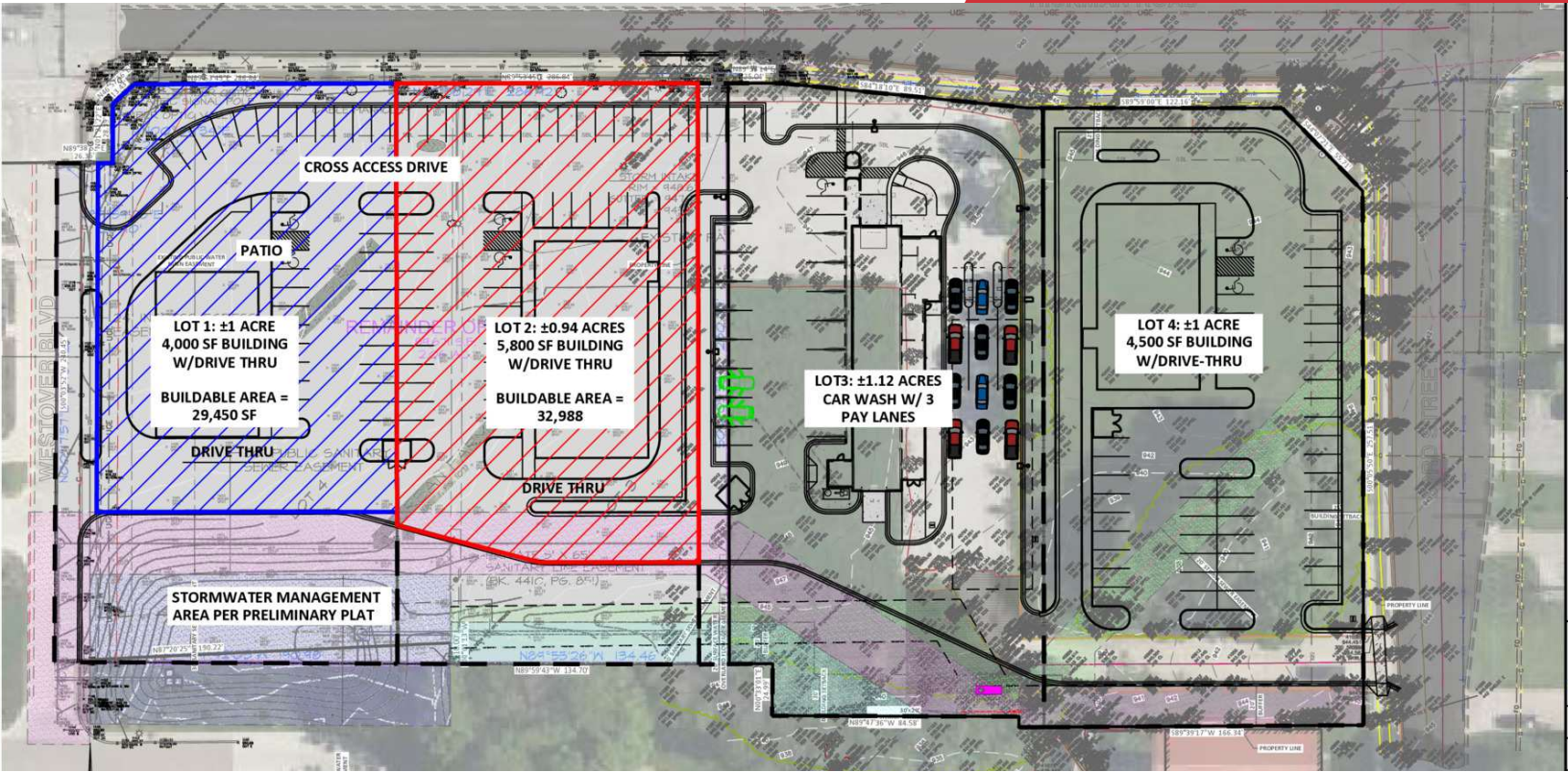
For More Information

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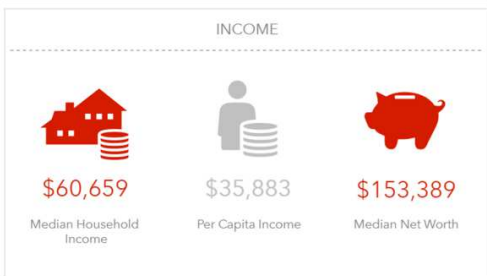
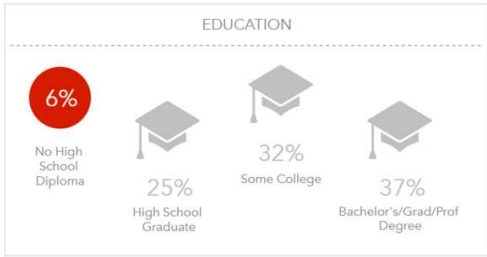
3521 Beaver Avenue
Des Moines, IA 50310
515 222 0000 tel
iowacommercial.com



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1 mile



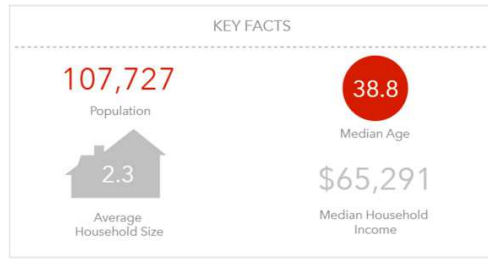
Households By Income

The largest group: \$50,000 - \$74,999 (22.4%)
The smallest group: \$150,000 - \$199,999 (3.2%)

| Indicator ▲ | Value | Diff |
|-----------------------|-------|-------|
| <\$15,000 | 6.1% | 0 |
| \$15,000 - \$24,999 | 5.5% | -0.1% |
| \$25,000 - \$34,999 | 8.7% | +0.3% |
| \$35,000 - \$49,999 | 17.8% | +4.0% |
| \$50,000 - \$74,999 | 22.4% | +2.9% |
| \$75,000 - \$99,999 | 12.9% | -0.6% |
| \$100,000 - \$149,999 | 20.2% | +2.3% |
| \$150,000 - \$199,999 | 3.2% | -5.9% |
| \$200,000+ | 3.2% | -3.7% |

Bars show deviation from Polk County

3 miles



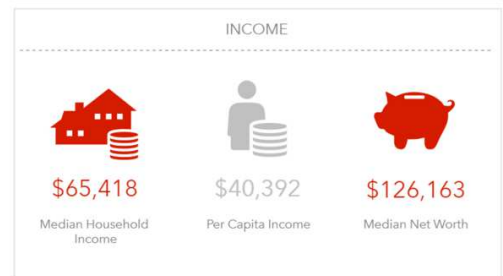
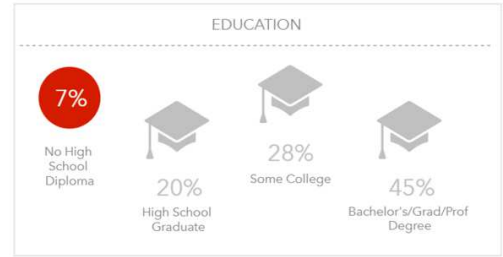
Households By Income

The largest group: \$50,000 - \$74,999 (20.5%)
The smallest group: \$200,000+ (6.1%)

| Indicator ▲ | Value | Diff |
|-----------------------|-------|-------|
| <\$15,000 | 6.2% | +0.1% |
| \$15,000 - \$24,999 | 6.6% | +1.0% |
| \$25,000 - \$34,999 | 9.1% | +0.7% |
| \$35,000 - \$49,999 | 13.7% | +0.7% |
| \$50,000 - \$74,999 | 20.5% | +1.0% |
| \$75,000 - \$99,999 | 13.4% | -0.1% |
| \$100,000 - \$149,999 | 17.0% | -0.9% |
| \$150,000 - \$199,999 | 7.4% | -1.7% |
| \$200,000+ | 6.1% | -0.8% |

Bars show deviation from Polk County

5 miles



Households By Income

The largest group: \$50,000 - \$74,999 (19.1%)
The smallest group: \$15,000 - \$24,999 (6.4%)

| Indicator ▲ | Value | Diff |
|-----------------------|-------|-------|
| <\$15,000 | 7.2% | +1.1% |
| \$15,000 - \$24,999 | 6.4% | +0.8% |
| \$25,000 - \$34,999 | 9.2% | +0.8% |
| \$35,000 - \$49,999 | 13.8% | +0.8% |
| \$50,000 - \$74,999 | 19.1% | -0.4% |
| \$75,000 - \$99,999 | 12.9% | -0.6% |
| \$100,000 - \$149,999 | 16.7% | -1.2% |
| \$150,000 - \$199,999 | 8.0% | -1.1% |
| \$200,000+ | 6.7% | +0.2% |

Bars show deviation from Polk County