

# RETAIL SPACE

New retail space to lease just north of I-235 at busy intersection of East University Avenue and East 14th Street.

## Space Available

11,050 SF pre-leasing now

## Lease Rate

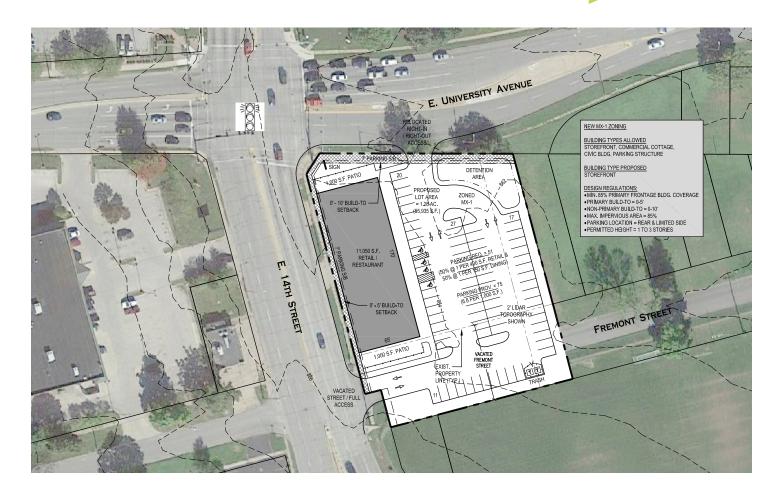
\$24-26.00/SF

# Property Details

Grease interceptor
Tenant improvement allowance available
Strong daytime population
Ample parking



# CONCEPTUAL PLAN



2019 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Total Population	12,406	96,686	213,226
Daytime Population	28,152	174,593	263,879
2019-2024 Population Growth Rate	1.17%	1.17%	1.14%
2024 Estimated Population	13,150	102,495	225,641
Households	4,359	36,902	84,127
Average Household Income	\$54,987	\$56,057	\$69,018



## PROPERTY LOCATION



#### PLEASE CONTACT:

JEFF SPENCE, CCIM

Vice President +1 515 221 6636 jeff.spence@cbre-hubbell.com Licensed in the State of Iowa CBRE|HUBBELL COMMERCIAL

+1 515 224 4900 6900 Westown Parkway West Des Moines, Iowa

LISTING#1500941

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