



**PROPERTY FEATURES:**

- **For Sale: \$1,595,000**
- Up to 4,925 SF available
- Free standing building
- Built to Suit opportunity
- Close proximity to Grand View University and to public transit
- 48 parking stalls
- Possible TIF area
- Within walking distance of the new Grand View Athletic Facility
- Lighted intersection with easy access
- Located at the intersection of two major highways in Des Moines
- Total population in 2019:  
1 mile 13,719 | 2 miles 78,076 | 3 miles 179,929
- Traffic Counts: 36,800 VPD (2016)

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