

For Sale

Office/Retail Building

1,232 SF



5814 Hickman Road

Des Moines, Iowa 50322

Property Highlights

- Across from Hy-Vee Fast and Fresh
- High traffic counts 2018 VPD 21,100
- Close to cities Urbandale and Windsor Heights
- new roof 2018, new A/C units and water heater
- Zoned C1 Neighborhood Retail Commercial District
- Ice Cream business is also for sale

Property Description

Great opportunity for a single tenant office building (a small business owner will love this location and opportunity to own rather than rent). Possible retail restaurant, no grease trap although does have a drive thru.

OFFERING SUMMARY

Sale Price	\$250,000
Lot Size	0.3 Acres
Building Size	1,232 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	14,024	\$64,775
3 Miles	105,794	\$70,675
5 Miles	203,597	\$71,151

For more information

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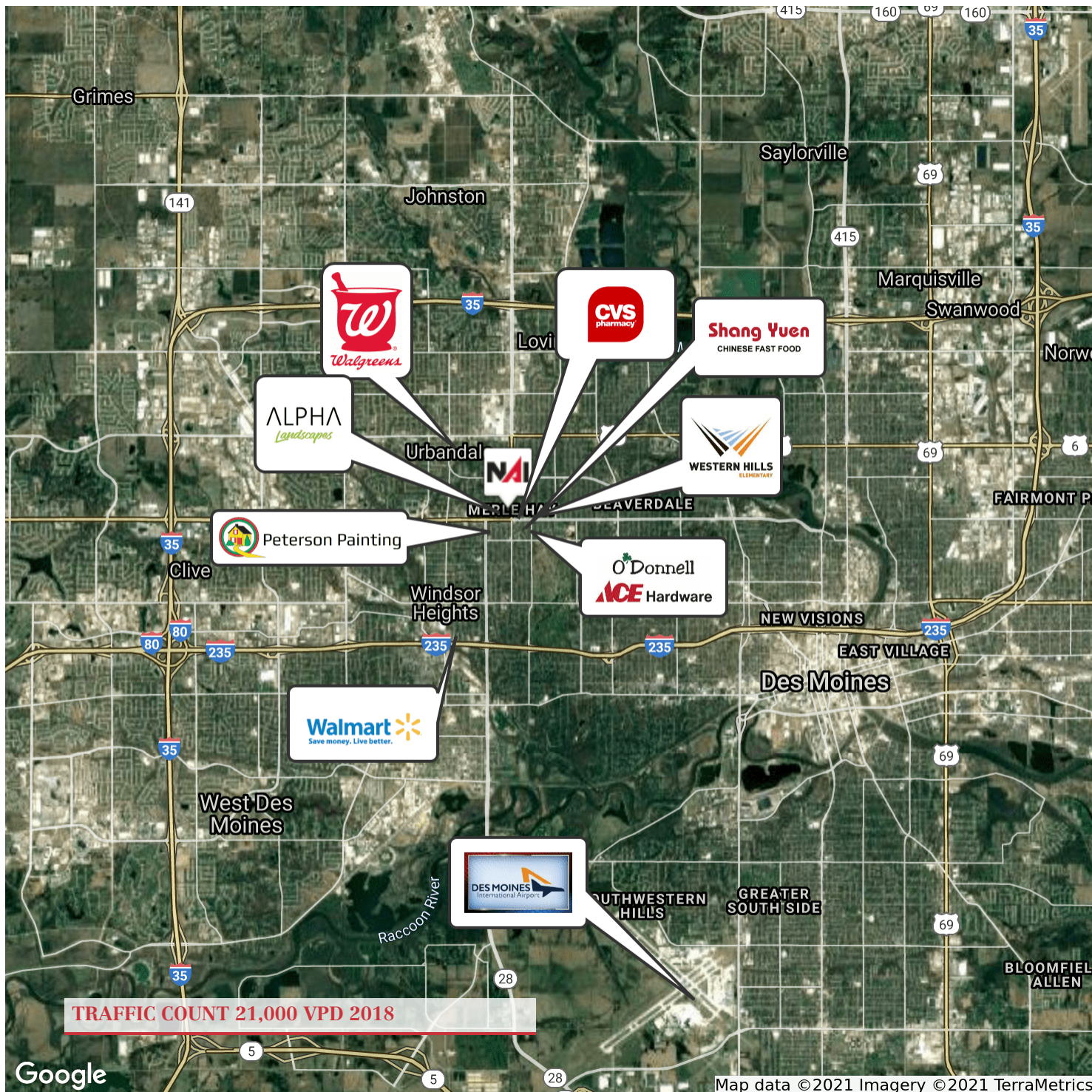
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For Sale

Office Building

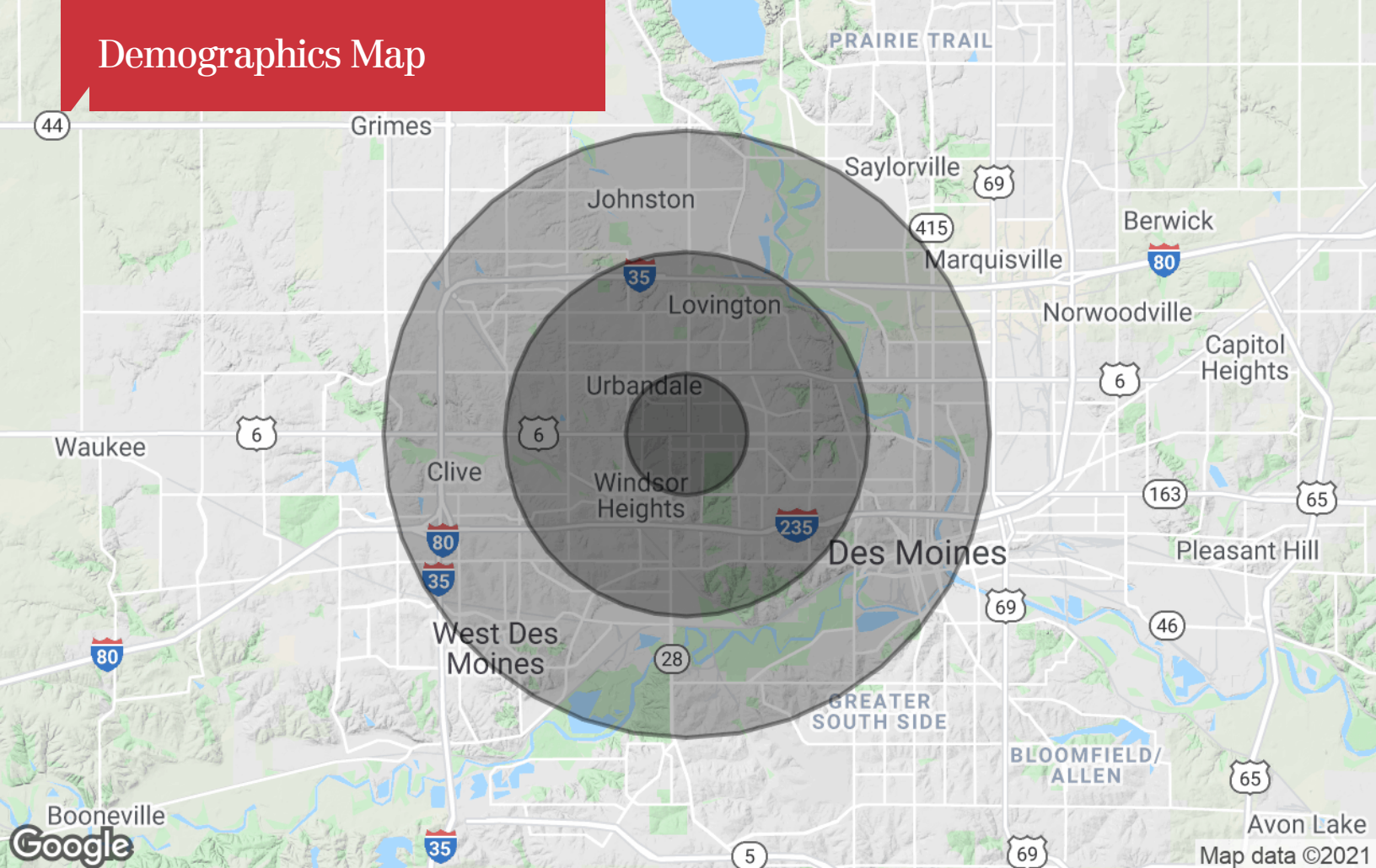
1,232 SF | \$250,000



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	14,024	105,794	203,597
MEDIAN AGE	37.8	36.7	36.1
MEDIAN AGE (MALE)	37.0	35.4	35.0
MEDIAN AGE (FEMALE)	38.9	38.2	37.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,270	46,793	86,701
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$64,775	\$70,675	\$71,151
AVERAGE HOUSE VALUE	\$133,808	\$163,399	\$181,161

Race

	1 Mile	3 Miles	5 Miles
% WHITE	88.6%	90.0%	85.0%
% BLACK	5.7%	5.2%	8.0%
% ASIAN	4.9%	2.8%	3.7%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.1%	0.1%	0.3%
% OTHER	0.7%	1.9%	3.1%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	1.9%	4.2%	6.4%

* Demographic data derived from 2010 US Census