

For Sale

# Mixed Use Office/apt bldg

Building 38,035sf / Garage 4,478sf



## Windsor Heights Town Center

6500 University Avenue  
Windsor Heights, Iowa 50324

### Property Highlights

- 11- Class A Multifamily Units.
- Additional 16K+ SF of Quality Office Space.
- Sale Price: \$3,395,000
- 100% Occupancy.
- 11 Climate control Garages.
- Easy to Manage mixed use Property.
- 7.5 Million University Avenue Corridor Redesign.
- Completed 2011
- Owner willing to sell adjacent parcel.

### Property Description

High demand location with convenient access to Interstate's 80 and 35. Multiple business and residential neighborhoods.

### OFFERING SUMMARY

<b>Sale Price</b>	\$3,395,000
<b>Building Size</b>	38,035 SF
<b>Cap Rate</b>	7.67%

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	11,667	\$72,792
<b>3 Miles</b>	94,140	\$71,632
<b>5 Miles</b>	204,005	\$73,718

For more information

**Matt T. Connolly**

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# Additional Photos



# Additional Photos



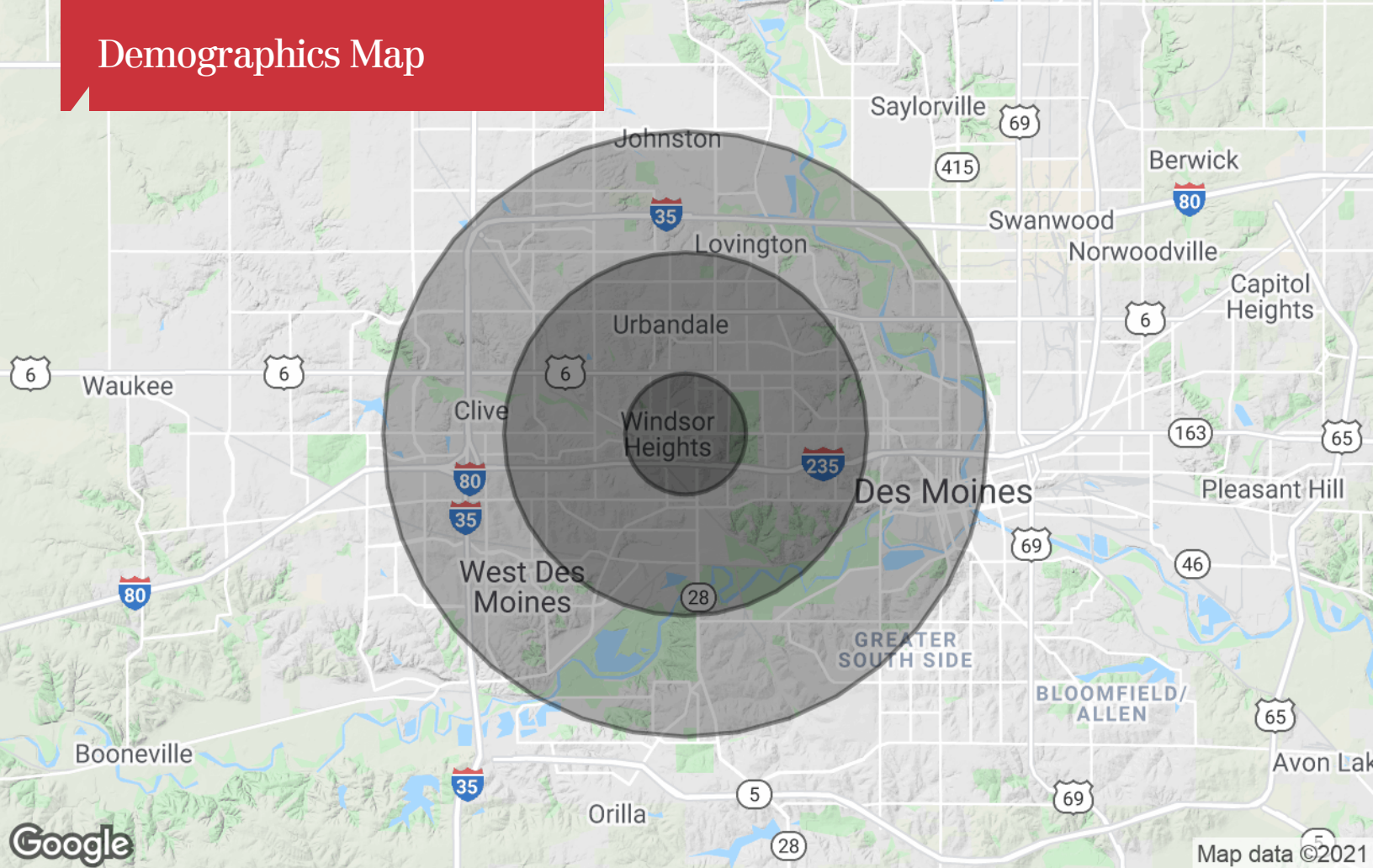
# Additional Photos



# Location Maps



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,667	94,140	204,005
MEDIAN AGE	38.8	37.0	36.1
MEDIAN AGE (MALE)	35.7	35.7	35.1
MEDIAN AGE (FEMALE)	41.7	38.3	37.4

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,236	41,956	87,191
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$72,792	\$71,632	\$73,718
AVERAGE HOUSE VALUE	\$160,511	\$166,185	\$183,354

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	90.7%	91.2%	86.4%
% BLACK	4.7%	4.3%	6.9%
% ASIAN	3.6%	2.6%	3.7%
% HAWAIIAN	0.2%	0.1%	0.0%
% INDIAN	0.1%	0.1%	0.3%
% OTHER	0.8%	1.8%	2.7%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	2.5%	4.5%	5.6%

\* Demographic data derived from 2010 US Census



## Matt T. Connolly

Commercial Broker

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### Professional Background

Matt T. Connolly is a well-known, well-respected real estate professional with proven results in commercial, residential and development. He's been a licensed real estate agent since 2005 and holds a broker's license. Connolly's longtime business relationships and well taken care of clients include:

Broadlawns, Polk County Health Services, St. Vincent de Paul, Optimae Life Services, Boesen Family, Giudicessi Family, Kimberley Development, NW Soccer Club, Sherinian/Hasso Law Firm, Cosgrove/McCormally Law Firm, BAR Performance Gym, Uptempo Music, Mid Coast Properties, LLC, Molander Family, Newbury Living Knapp Properties, Curlytop Development.

Connolly was recognized as a member of the Des Moines Business Record's Forty under 40 in 2013 for his career success and civic engagement. In 2018, the Des Moines West Side Chamber of Commerce named Connolly its Citizen of the Year. He is a former president of the Chamber. He is also the founder and facilitator for a Beavertdale Men's Group. Matt and his beautiful wife Jodi have been married for more than 10 years and are blessed with a daughter and a son.

Gregg Ryan

President at Crawford Trucking Inc.

"I recently had the opportunity to to work with Matt, when he helped me purchase a new location for our business. Matt was extremely knowledgeable & helpful. I will definitely work with Matt on any future commercial real estate purchases & would recommend Matt to anyone who is looking to buy or sell any commercial real estate"

William Dodds

President at Optimae Life Services, Inc.

"We here at Optimae Life Services have been working with Matt for a number of years and he has never failed to come through for us. He is highly knowledgeable about all aspects of commercial real estate and is a consummate professional. Most importantly, he is a man of his word. If he says he is going to do; you can count on it getting done. We look forward to many more deals in the future."

E. Blake Reding

Operations Lead / Marketing Lead at Mediline Isothermal Solutions USA

"Matt has a strong network and is very apprised of the market. He works diligently on behalf of his clients. He has been a valuable asset to our commercial real estate business in tenant lease procurement and buy/sell activity."

Clare Lindahl

CEO at Soil and Water Conservation Society

"Matt was incredibly helpful, attentive and prompt. As the CEO of an organization, I work with many different companies and contractors and the services Matt provided were exceptional. I would highly recommend Matt for your real estate needs."