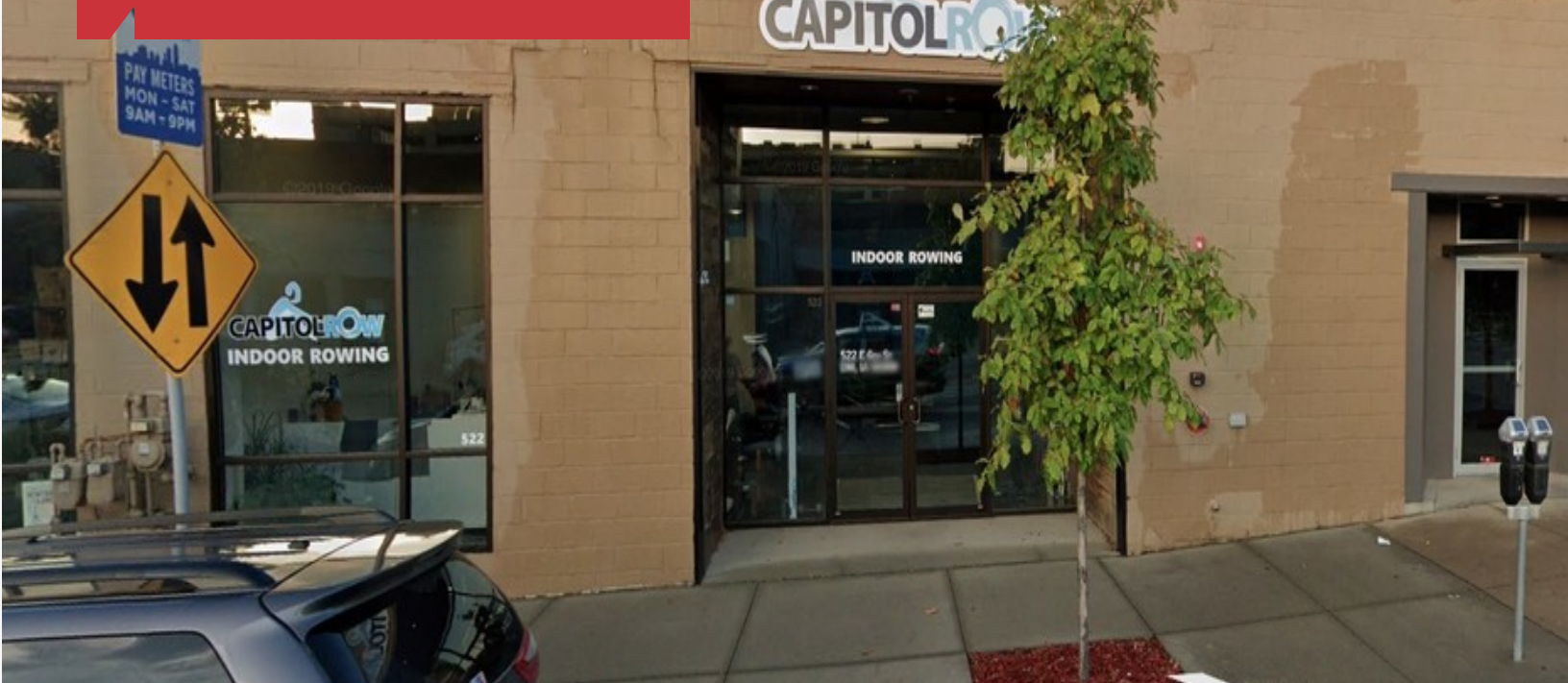


For Lease or Sublease

# Commercial Retail

2,510 SF



## 522 E. Sixth Street

Des Moines, Iowa 50309

### Property Highlights

- Commercial Retail/office Space
- 2,510 SF Available with space next door available
- Fully built out gym, only one in east village
- Lockers/Showers
- Polished concrete floors
- Great Lighting
- good walk-in traffic
- 8,700 Vehicles Per Day E. 6th Street
- 11,000 Vehicles Per Day Grand Avenue

#### OFFERING SUMMARY

|                     |                                |
|---------------------|--------------------------------|
| <b>Available SF</b> | 2,510 SF                       |
| <b>Lease Rate</b>   | \$14.43 base rent \$5.50 CAMit |

#### DEMOGRAPHICS

| <b>Stats</b>   | <b>Population</b> | <b>Avg. HH Income</b> |
|----------------|-------------------|-----------------------|
| <b>1 Mile</b>  | 7,937             | \$45,531              |
| <b>3 Miles</b> | 93,256            | \$45,268              |
| <b>5 Miles</b> | 203,071           | \$53,063              |

For more information

**Matt T. Connolly**

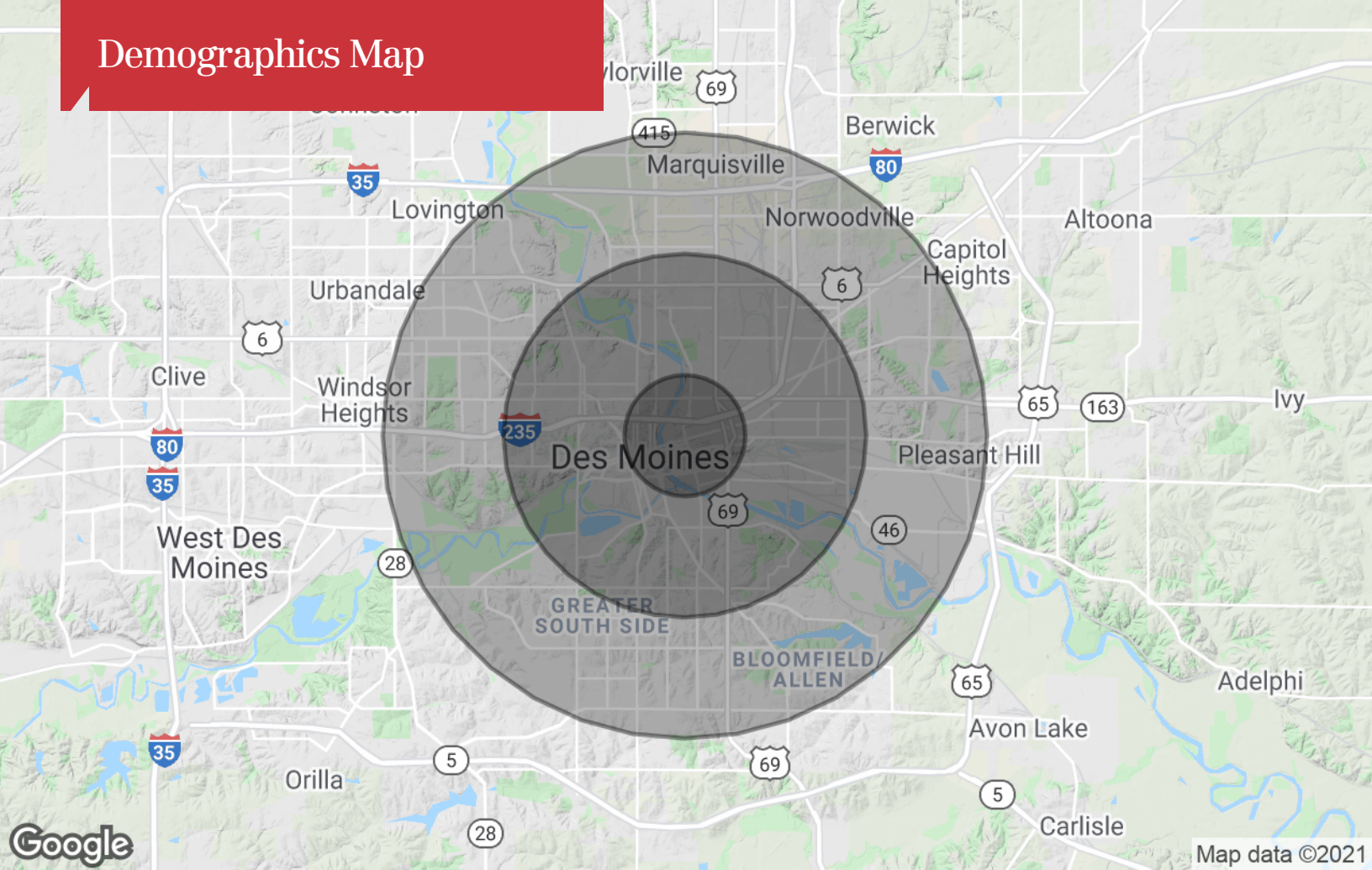
C: 515 975 9600

mconnolly@iowarealtycommercial.com

# Location Maps



# Demographics Map



## Population

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 7,937  | 93,256  | 203,071 |
| MEDIAN AGE          | 32.9   | 32.1    | 34.0    |
| MEDIAN AGE (MALE)   | 30.1   | 31.9    | 33.5    |
| MEDIAN AGE (FEMALE) | 34.6   | 32.9    | 35.1    |

## Households & Income

|                     | 1 Mile   | 3 Miles   | 5 Miles   |
|---------------------|----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 3,307    | 36,832    | 83,095    |
| # OF PERSONS PER HH | 2.4      | 2.5       | 2.4       |
| AVERAGE HH INCOME   | \$45,531 | \$45,268  | \$53,063  |
| AVERAGE HOUSE VALUE | \$82,454 | \$103,653 | \$125,764 |

## Race

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % WHITE    | 65.8%  | 70.1%   | 78.1%   |
| % BLACK    | 15.2%  | 16.2%   | 11.6%   |
| % ASIAN    | 6.6%   | 5.5%    | 4.7%    |
| % HAWAIIAN | 0.0%   | 0.0%    | 0.0%    |
| % INDIAN   | 0.7%   | 0.5%    | 0.4%    |
| % OTHER    | 11.7%  | 7.6%    | 5.3%    |

## Ethnicity

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % HISPANIC | 25.7%  | 18.1%   | 12.8%   |

\* Demographic data derived from 2010 US Census