

Freestanding Retail w/Drive-thru

840 1st Street,
West Des Moines, IA
www.cbre.com/desmoines

New Construction Ideal for Financial Institution

High profile retail lot available between Scooters and Auto Zone on the heavily traveled Highway 28 (63rd Street)/1st Street. The property has been planned for a retail building with drive thru capabilities for two lanes. In addition to the outstanding visibility, high traffic counts, and multiple ingress/egress routes through the Val-Gate development, demographics show the area is underserved in terms of banking services and there is market share to be gained at this location.

Building Features

- + Up to 2,520 (flexible in design)
- + Double drive thru lane possibilities
- + High visibility with multiple access points on 1st Street and Grand Ave.
- + Available for land lease or build to suit.
- + Opportunity for tall ceilings and expansive glass
- + Signage on multiple elevations
- + Patio and Outdoor Seating Opportunities



Rendering for presentation purposes. Tenant has complete design control.

Contact Us

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Features

- + Located just south of the SE corner of Grand Avenue and Highway 28/1st Street and less than one mile from Interstate 235.
- + Excellent frontage to Highway 28 / 1st Street.
- + Monument signage available
- + Double drive-thru lane opportunities
- + Ample parking
- + Cross easement access and parking throughout the development
- + High traffic intersection:
 - 1st Street - 24,700 VPD
 - Grand Avenue - 28,600 VPD
- + Property is surrounded by single-family homes and several multi-family housing developments
- + Zoned PUD B&C - Business & Commercial Planned Unit Development
- + Nearby Business Include Auto Zone, Scooter's, Dollar Tree, True Value Hardware, Casey's, West Bank, Hy-Vee Fast & Fresh, Sully's Irish Pub and Mc Donalds



840 1st Street
West Des Moines, IA

For Lease

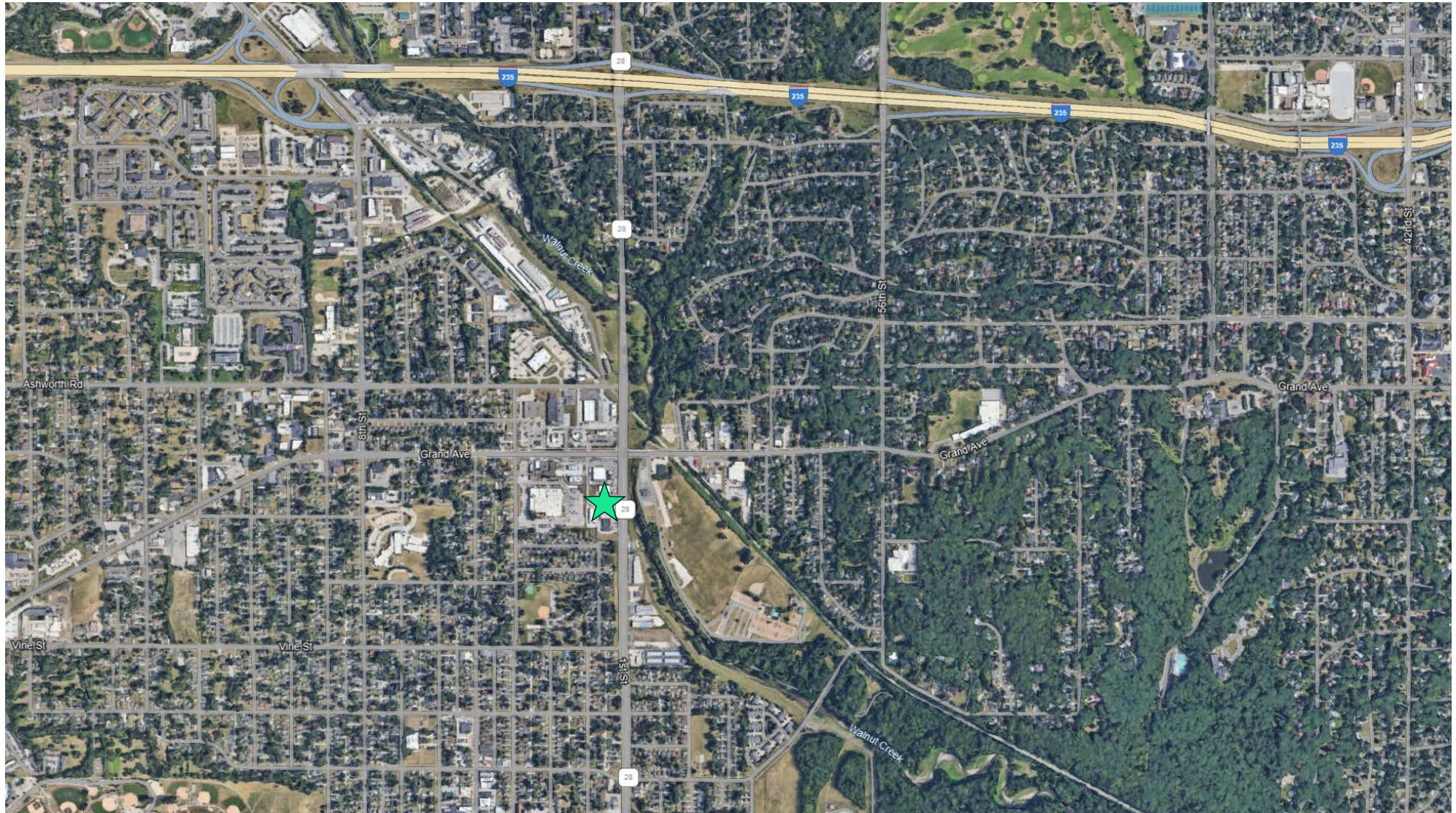
Local Retail



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For Lease

Location



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