

RETAIL FOR SALE

1251 KEO WAY

Des Moines, IA 50309



PROPERTY DESCRIPTION

Prime downtown-adjacent location with freeway access and on-site parking.

Positioned just off I-235 and steps from downtown Des Moines, 1251 Keosauqua Way offers a rare owner-user or investment opportunity with excellent visibility and convenience. The property features 6,176 SF of versatile commercial space on a 15,000 SF lot with free parking. Ideal for retail, wellness, or professional office use, this site combines strong traffic exposure, easy access, and a central location in one of Des Moines' most connected corridors.

PROPERTY HIGHLIGHTS

- 6,176 SF commercial building with free on-site parking
- Prime location just off I-235 and minutes from downtown Des Moines
- 19 ft Ceiling
- Ideal for retail, wellness, or professional office use
- Excellent owner-user or investment opportunity

OFFERING SUMMARY

Sale Price:	\$2,390,000
Building Size:	6,176 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	743	3,861	7,324
Total Population	1,096	5,707	11,811
Average HH Income	\$99,161	\$86,124	\$76,740

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

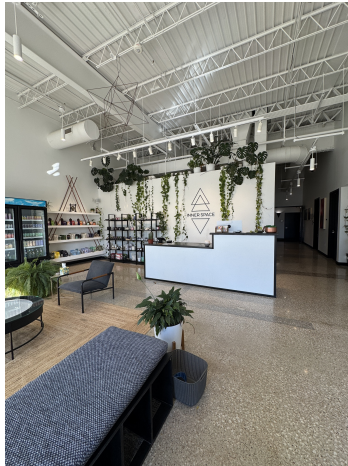
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

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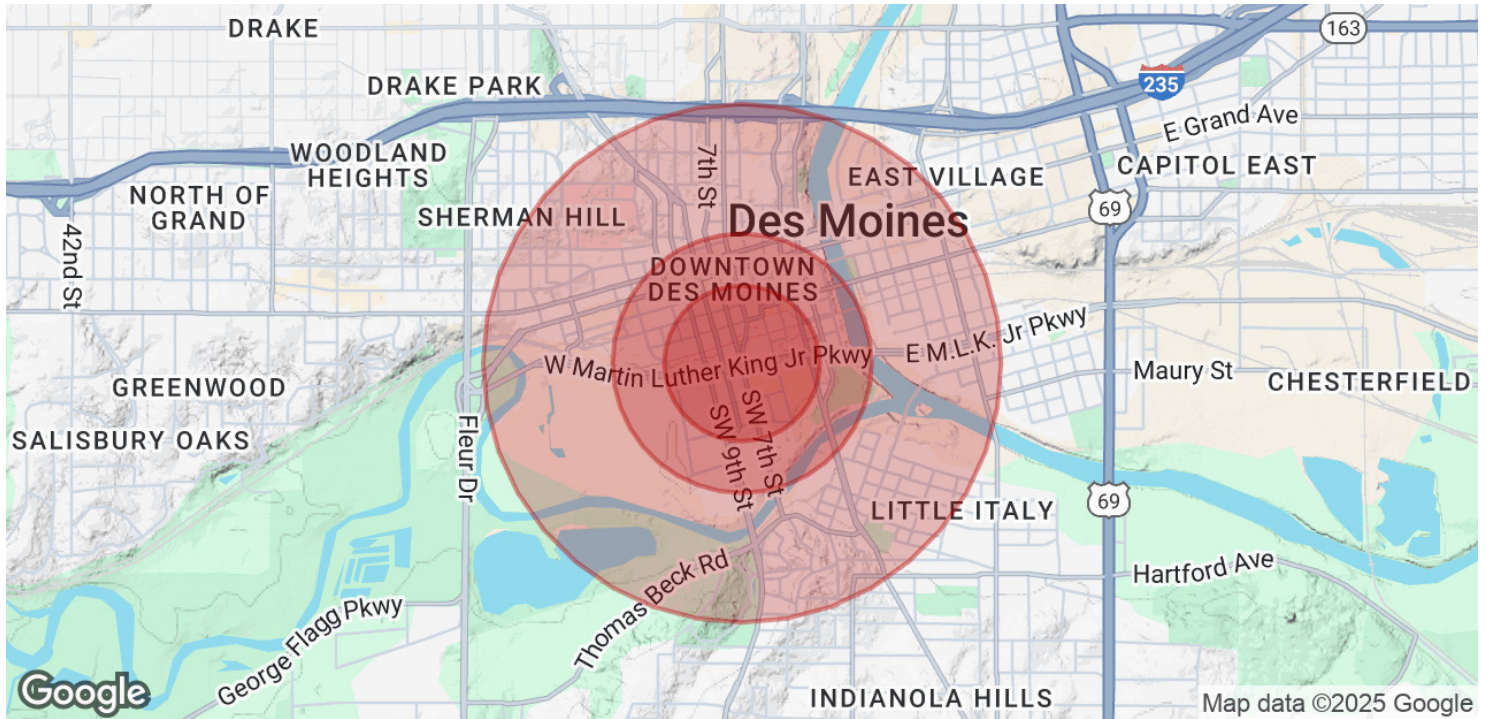
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,096	5,707	11,811
Average Age	36	37	37
Average Age (Male)	36	37	37
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	743	3,861	7,324
# of Persons per HH	1.5	1.5	1.6
Average HH Income	\$99,161	\$86,124	\$76,740
Average House Value	\$392,582	\$379,172	\$335,741

Demographics data derived from AlphaMap

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