

FOR SALE



KNAPP
PROPERTIES



7580 & 7640 CASCADE AVE

West Des Moines, Iowa 50266

*West of S. Jordan Creek Parkway
& South of Mills Civic Parkway*

Development Land For Sale

3.01 - 6.60 Acres +/-

ANGIE TESSAU, CCIM, SIOR

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Licensed in IA

KOREY BIRKENHOLTZ

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Position your business in the heart of West Des Moines' Jordan Creek corridor, surrounded by the metro's best **amenities**, premier **retail, dining, entertainment**, & leading employers' **corporate campuses**. With unmatched **visibility** & easy interstate **access**, this location offers the perfect balance of **convenience** & **prestige**.

7640 Cascade Ave

Parcel Size:
3.01 Acres
Pricing:
\$9.00 PSF

7580 Cascade Ave

Parcel Size:
3.59 Acres
Pricing:
\$9.00 PSF

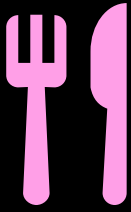
Combined Parcels
Total Available Area:
6.60 Acres

NEARBY ATTRACTIONS

- **Retail:** Jordan Creek Town Center (Scheels, Dillard's, Von Maur, Apple, Anthropologie, Lululemon, H&M, Sephora, Costco, Dick's Sporting Goods, Nordstrom Rack, Lowe's, HomeGoods), Target, Walmart, Hy-Vee, Trader Joe's, Aldi, Kohl's, Ulta & several others
- **Entertainment:** TopGolf, Smash Park, Dave & Buster's, Putts & Pins, Spare Time, Vibrant Music Hall & Cinemark Theatres
- **Restaurants:** Ruth's Chris, Fleming's, Prime & Providence, Firebirds Wood Fired Grill, Cheesecake Factory, Crisp & Green, K Pot, Johnny's Italian Steakhouse, Irina's Steak & Seafood, Fire Creek, Urban Cellar, Breakfast Club, Chick-Fil-A, Chipotle, Texas Roadhouse, Hana Ramen Sushi, Pancheros, P.F. Chang's, Bravo! Italian Kitchen, Tous Les Jours, HomeGrown, Starbucks & many more
- **Sports Complexes:** MidAmerican RecPlex & IYAF Sports Complex
- **Offices:** Wells Fargo, Athene, IMT Insurance & Sammons Financial
- **Access:** I-35/I-80, Mills Civic Parkway, Jordan Creek Parkway & Grand Prairie Parkway



nearby **ATTRACTIONS**



252

Restaurants



13

Bars and
Pubs



28

Coffee
Shops



23

Grocers



33

C-Stores



76

Retail
Shopping



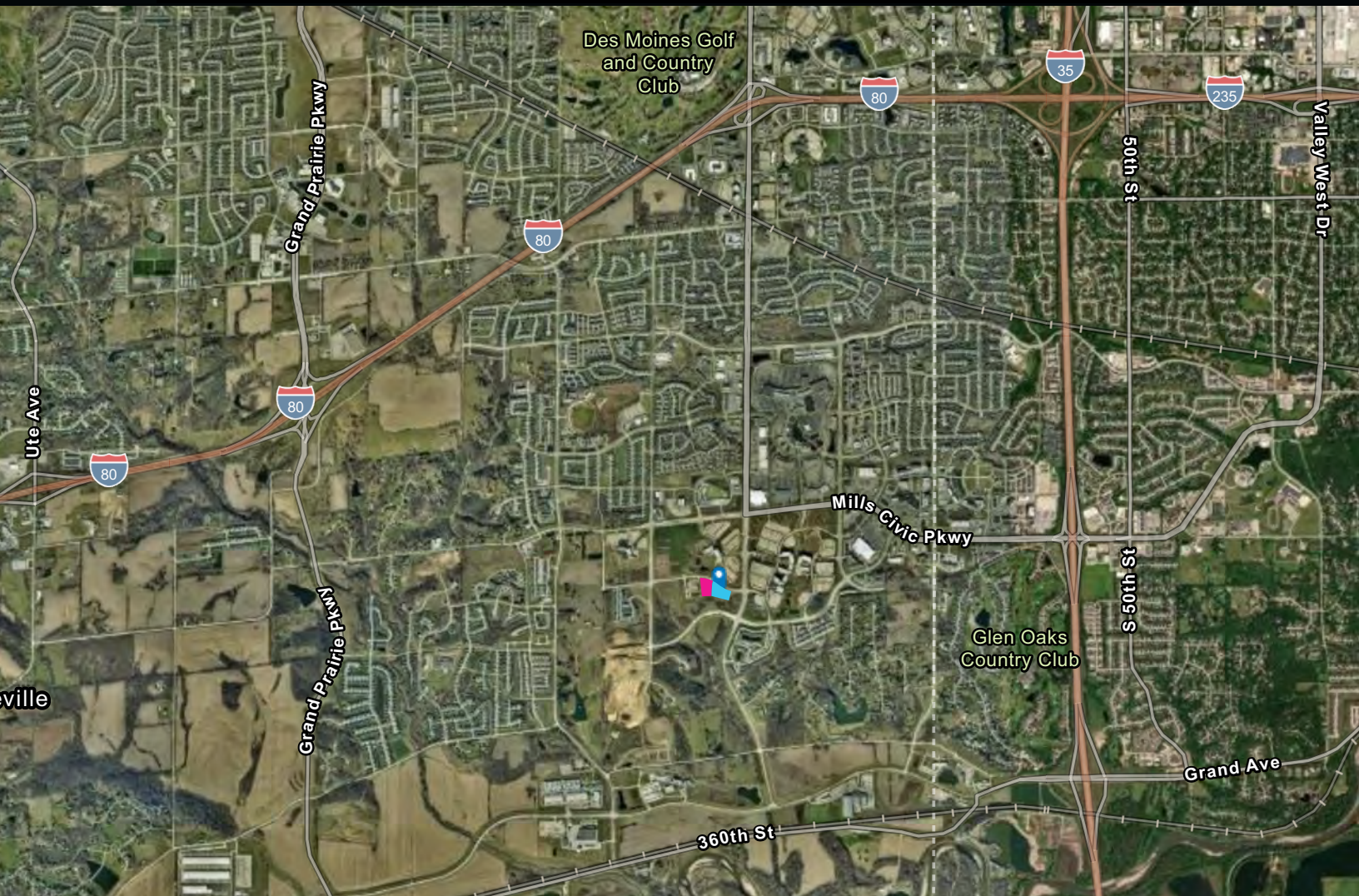
42

Hotels



32

Attractions/
Entertainment



DEMOGRAPHICS

7580 & 7640 CASCADE AVE

5 mile radius

INCOME



\$102,545

Median Household Income



\$317,048

Median Net Worth



\$374,573

Median Home Value



\$82,471

Median Disposable Income

EDUCATION



61%

Bachelor's/Grad/Prof Degree

BUSINESS



4,508

Total Businesses



69,622

Total Employees

KEY FACTS



107,696

Total Population



123,245

Total Daytime Population



37.0

Median Age



44,420

Households

TRAFFIC



20,000

Mills Civic Pkwy



13,000

S. Jordan Creek Pkwy



1,020

Cascade Ave

EMPLOYMENT



2.5%

Unemployment Rate

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