

For Lease  
**Office**  
3,000 - 6,000 SF



## 3001 E 14th St

3001 E 14th St  
Des Moines, Iowa 50316

### Property Highlights

- Build To Suit Opportunity
- Drive-Thru Potential
- High Traffic Street
- Nearby University Student Population

### Property Description

Near Grandview University, this MX-3 (Mixed-Use District) zoned property at 3001 E 14th St offers a high-visibility opportunity in a primary Des Moines commercial corridor. The flexible zoning is designed for high-traffic areas, supporting a wide range of commercial, retail, and service-oriented uses with significant brand exposure.

### OFFERING SUMMARY

Available SF	3,000 - 6,000 SF
Lease Rate	Negotiable
Lot Size	0.38 Acres
Building Size	3,683 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	1,556	\$66,648
0.5 Miles	4,709	\$66,750
1 Mile	12,844	\$64,409

For more information

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For Lease

# Office Building

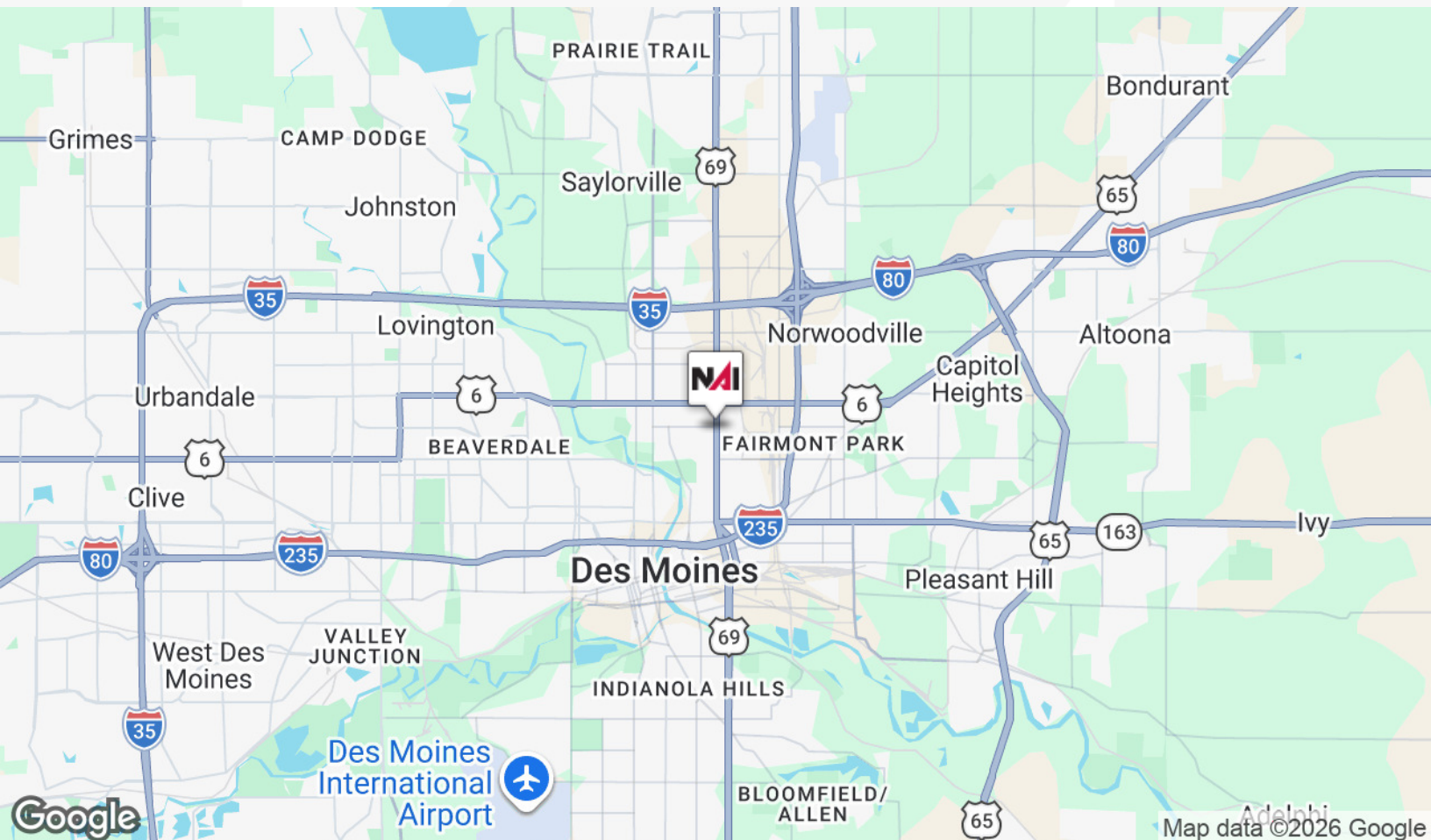
3,000 - 6,000 SF | Negotiable



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# Office Building

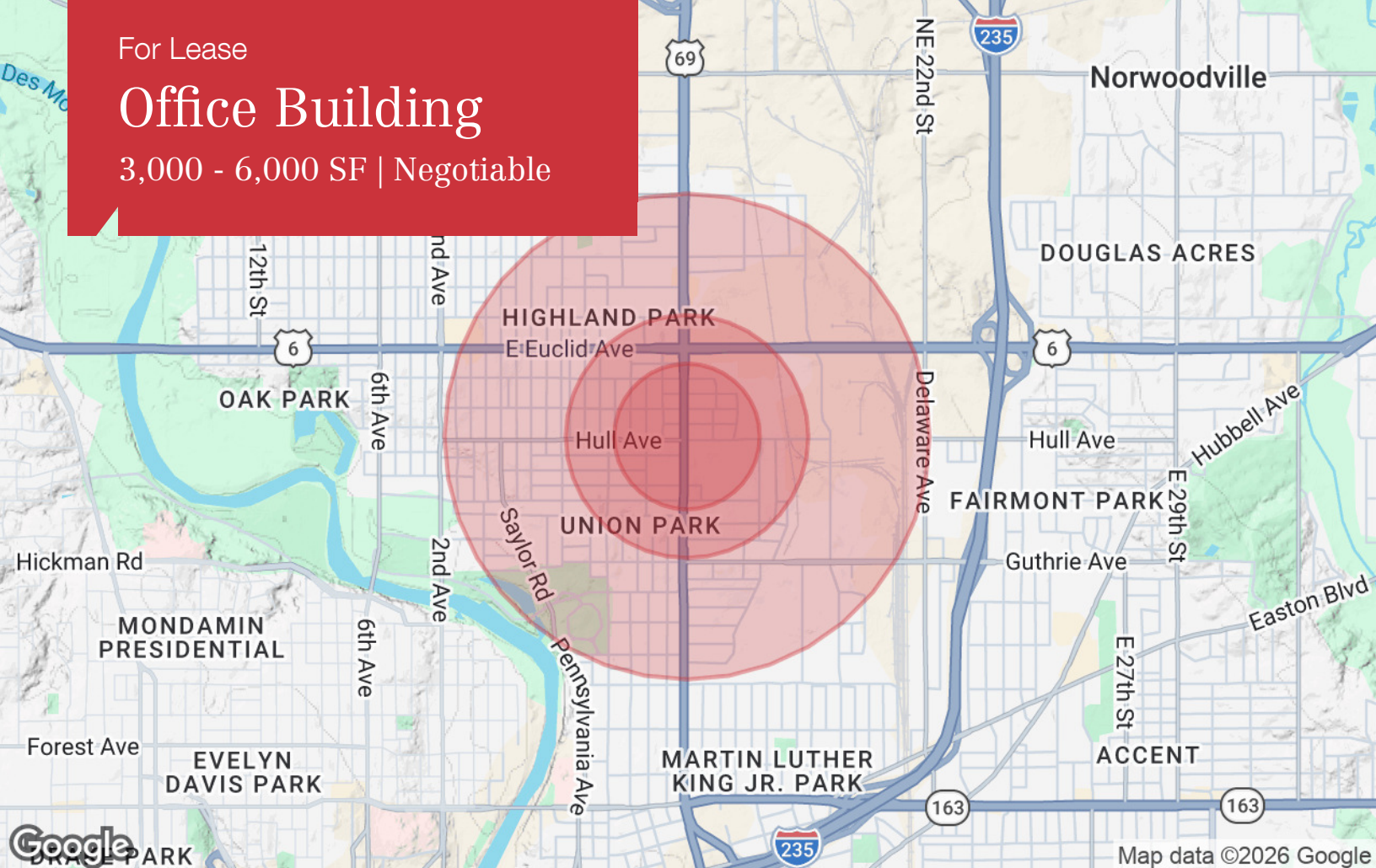
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# Office Building

3,000 - 6,000 SF | Negotiable



	0.3 Miles	0.5 Miles	1 Mile
<b>Population</b>			
TOTAL POPULATION	1,556	4,709	12,844
MEDIAN AGE	38	38	38
MEDIAN AGE (MALE)	35	36	36
MEDIAN AGE (FEMALE)	40	40	39
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	490	1,544	4,538
# OF PERSONS PER HH	3.2	3	2.8
AVERAGE HH INCOME	\$66,648	\$66,750	\$64,409
AVERAGE HOUSE VALUE	\$157,166	\$153,796	\$145,840
<b>Race</b>			
% WHITE	63.4%	65.0%	62.9%
% BLACK	15.0%	13.8%	13.1%
% ASIAN	7.6%	7.1%	10.2%
% HAWAIIAN	0.3%	0.3%	0.2%
% INDIAN	0.7%	0.9%	1.0%
% OTHER	13.3%	13.1%	12.8%
<b>Ethnicity</b>			
% HISPANIC	19.9%	20.7%	22.2%

\* Demographic data derived from 2020 ACS - US Census