

Prime **retail** **opportunity** at Drake University



2530 UNIVERSITY AVE
DES MOINES, IOWA 50311

Availability

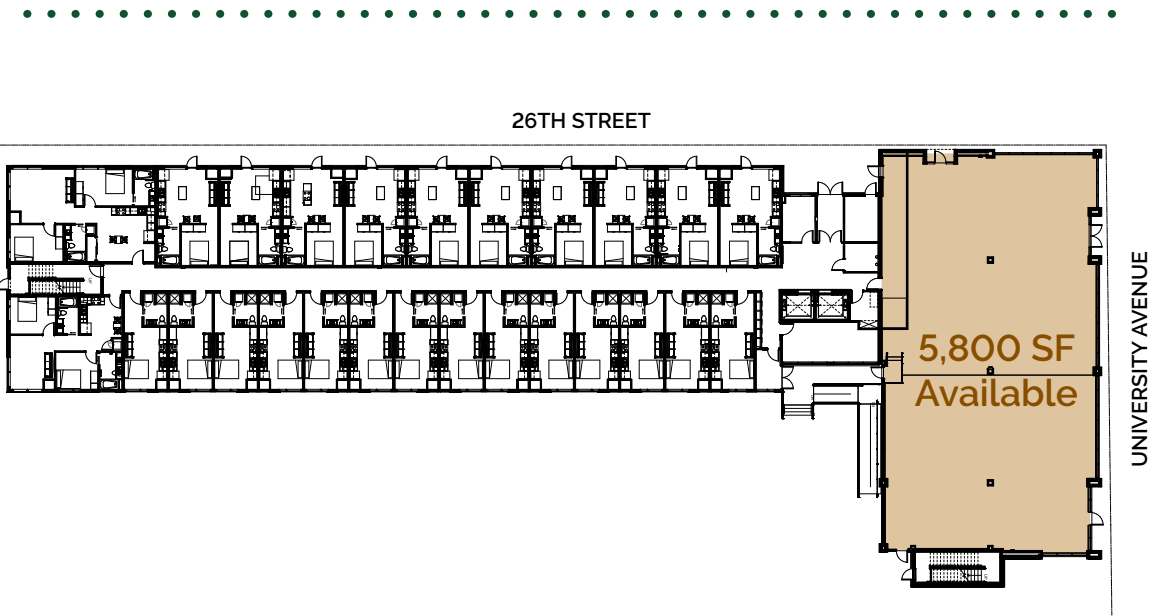
2,500 SF - 5,800 SF

Lease Rate

\$22.00/SF NNN

TI Allowance

\$30.00/SF



FLOOR PLAN

STREET VIEW



RENDERINGS

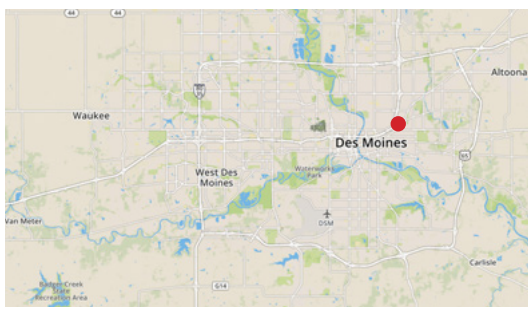
UNIVERSITY




2530 University Ave is located in the heart of the action of the actively transforming Drake Neighborhood. Soon to be completed are the Home2 Suites by Hilton mixed-use building, University Ave Streetscape and Harkin Institute.


Proposed for construction is the \$19.5 million Community Stadium which is a partnership between Drake & DM Public Schools.


 **79**
Walk Score®



 **234,739**
total population

 **95,754**
households

 **5,000+**
Drake students,
85% from outside
of central Iowa

 **207,000**
visitors to campus spend
\$14.9M per year

 **17,041**
VPD University Ave.

 **39.5**
median age

\$140,000 median AGI for parents of out of state students; **\$114,243** for in-state.

\$35.9M taxable spending by students per year

1,080+ employees earn direct compensation and benefits of **\$86.6 mil.** each year

\$71,122 average household income

demographics for 5-mile radius around property unless otherwise noted

LOCATION

DEMOGRAPHICS



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.