

Available Space



RETAIL/OFFICE | 14,600 SF  
**FOR LEASE**

1000 E Army Post Rd | Des Moines, IA 50315

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# AVAILABLE FOR LEASE

Retail/Office Space

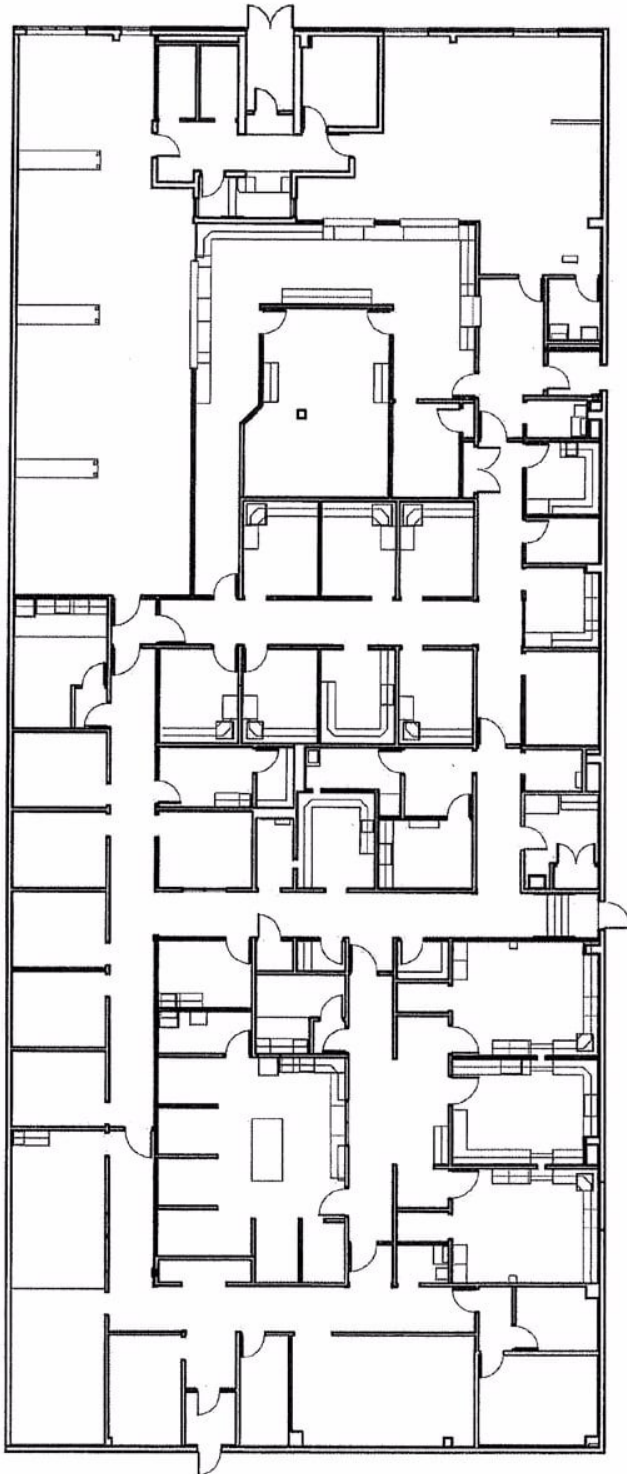
14,600 SF

Lease Rate: \$6.50 PSF NNN

## PROPERTY HIGHLIGHTS

- 14,600 SF end cap space available, formerly used as a medical clinic
- Immediate availability
- Excellent visibility and access from Army Post Road, one block west of SE 14th Street
- Pylon signage and abundant on-site parking
- Anchored by Harbor Freight Tools, Dollar General, and Sherwin Williams
- Nearby national retailers including Hobby Lobby, Starbucks, Target, Marshall's, Petco, and Hy-Vee





# FLOOR PLAN

## AVAILABLE SPACE:

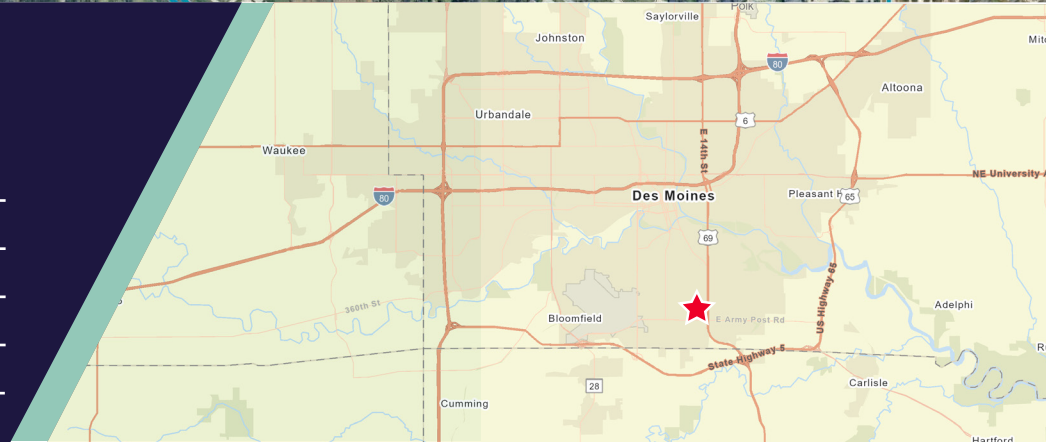
- 14,600 SF
- Fully built out with exam rooms, private offices, waiting areas, and restrooms
- Landlord willing to demise the space and convert back to retail use

# RETAIL MAP



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population:	10,964	59,768	101,219
Avg. Household Income:	\$48,880	\$69,861	\$65,475
Total Households:	4,377	23,497	43,456
Daytime Population:	9,667	42,387	147,099





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