

FOR LEASE

# 5485 NE 17TH STREET, SUITE G

5485 NE 17TH STREET, SUITE G DES MOINES, IA 50313



## PROPERTY DESCRIPTION

Available: 8/1/25

## PROPERTY HIGHLIGHTS

- 16' overhead door
- 18' clear height
- Renzor heater
- 400 SF office and mezzanine

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$8.00/NNN
<b>Available SF:</b>	2,800 SF
<b>Building Size:</b>	2,800 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
<b>Total Households</b>	735	2,795	10,372
<b>Total Population</b>	2,121	6,965	26,991
<b>Average HH Income</b>	\$60,356	\$64,887	\$66,449



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**MITCH PHILLIPS**

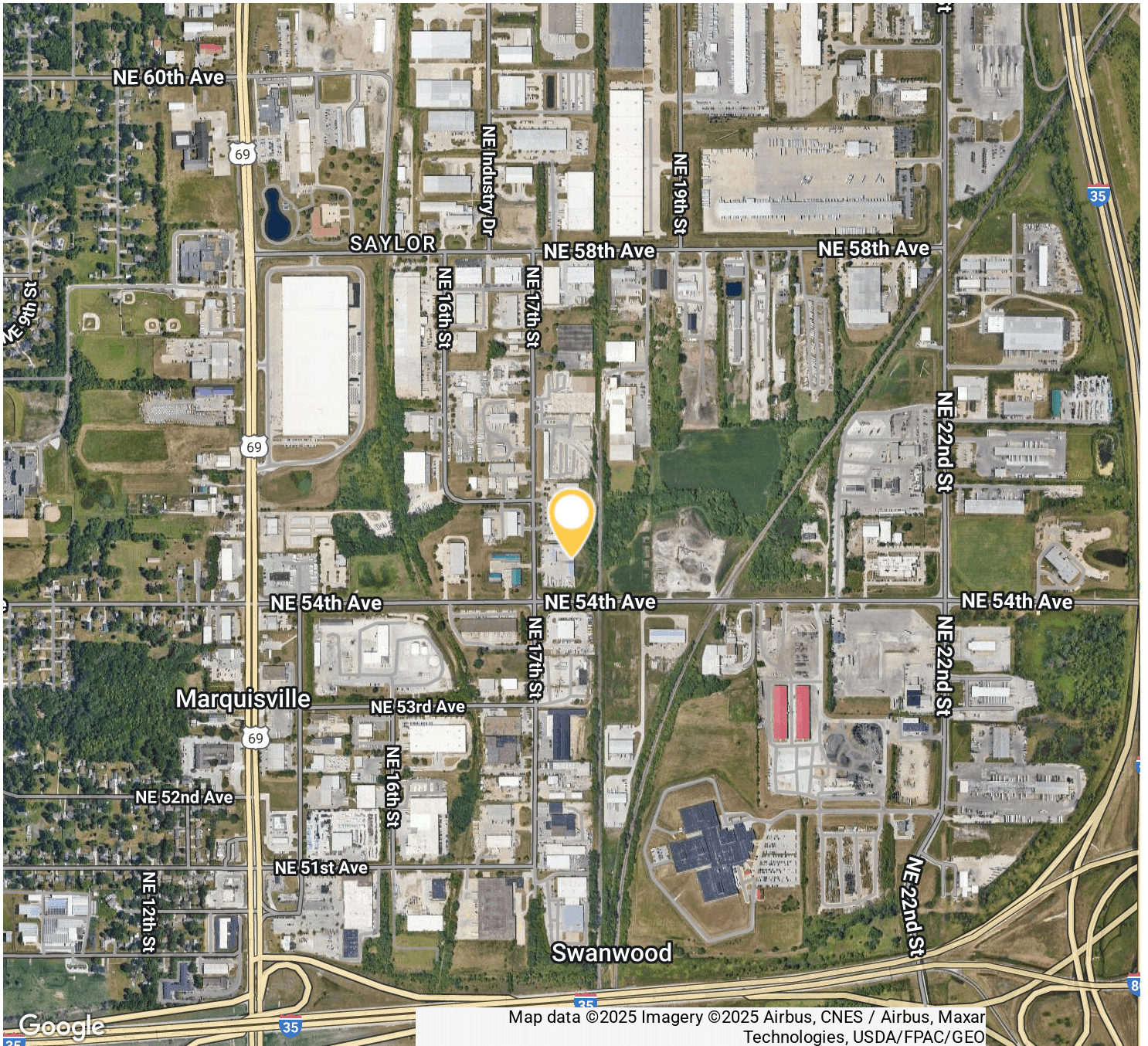
515.309.0922

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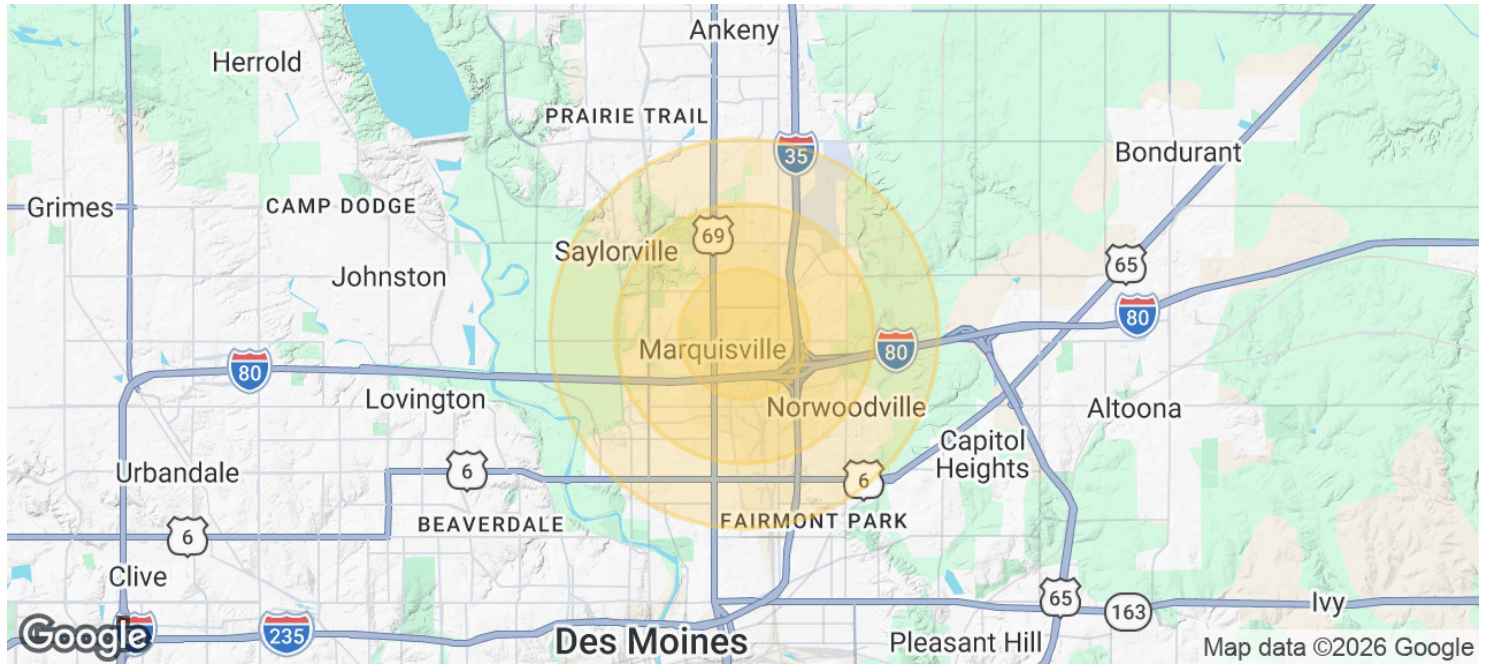
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,121	6,965	26,991
Average Age	43.0	43.3	37.5
Average Age (Male)	42.4	41.8	37.5
Average Age (Female)	48.3	46.0	38.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	735	2,795	10,372
# of Persons per HH	2.9	2.5	2.6
Average HH Income	\$60,356	\$64,887	\$66,449



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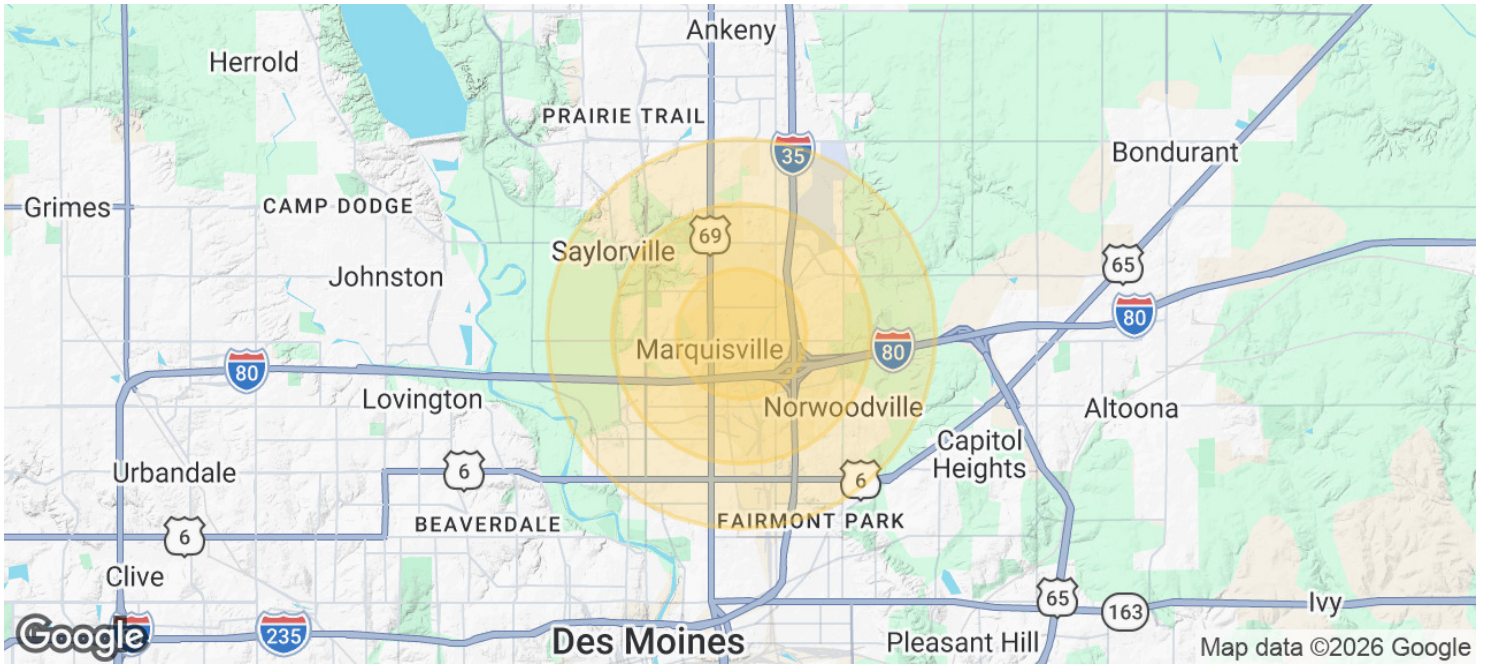
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## Average House Value

\$713,019

\$440,414

\$299,549

\* Demographic data derived from 2020 ACS - US Census



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