



RETAIL SPACE FOR LEASE

DES MOINES DEVELOPMENT

1203 4TH ST | DES MOINES, IA 50314

Single Tenant BTS Opportunity – 3-4,000 sf with Drive Thru

VINCE HRJAPINS
VP OF REAL ESTATE
847.502.3391
VHRJAPINS@LEADERSRE.COM

ANDI HUNT
407.865.2515
AHUNT@LEADERSRE.COM

WELCOME TO

1203 4TH ST | DES MOINES, IA 50314

Positioned along University Avenue in central Des Moines, this infill retail opportunity benefits from a dense mix of healthcare, employment, residential, and downtown demand generators. The site sits directly across from MercyOne Des Moines Medical Center, a 622-bed regional medical center offering emergency, trauma, children's, cardiovascular, cancer, maternity, and specialty care. The surrounding trade area includes more than 102,000 residents and 164,000 daytime population within three miles, expanding to approximately 215,000 residents and 259,000 daytime population within five miles.

The location also provides convenient access to Downtown Des Moines and the Iowa Events Center, creating additional traffic from employees, patients, visitors, residents, sporting events, concerts, and conventions. The Iowa Events Center includes a 17,000-seat arena, 150,000 SF of contiguous exhibit space, 40 meeting rooms, an attached 330-room Hilton, and approximately 1,900 hotel rooms within one mile. Combined with established nearby brands including McDonald's, Burger King, QuikTrip, BP, Scooter's Coffee, and other neighborhood-serving businesses, the site offers a compelling opportunity for restaurant, medical, convenience, service, and other high-frequency retail concepts.



DES MOINES NEW DEVELOPMENT

1203 4TH ST | DES MOINES, IA 50314

Prime Medical District Location:

Positioned directly across University Avenue from MercyOne Des Moines Medical Center, a 622-bed regional hospital and major employment, patient, and visitor demand generator.

Exceptional Daytime Population:

More than 164,000 daytime population within three miles and approximately 259,000 within five miles, supporting strong weekday and daytime retail demand.

Dense Urban Trade Area:

Approximately 102,896 residents within three miles, 215,007 within five miles, and more than 323,000 within seven miles.

Strong Household Demographics:

Average household income reaches approximately \$94,370 within five miles and \$100,934 within seven miles, with more than 128,000 households in the seven-mile trade area.

Downtown & Event Connectivity:

Conveniently positioned north of Downtown Des Moines and the Iowa Events Center, providing access to major employment, entertainment, convention, and visitor traffic.

Major Regional Destination:

The Iowa Events Center features a 17,000-seat arena, 150,000 SF of contiguous exhibit space, 40 meeting rooms, and an attached 330-room Hilton.

Established Retail Corridor:

Nearby national brands include McDonald's, Burger King, QuikTrip, BP, Scooter's Coffee, and other established restaurant and convenience users.

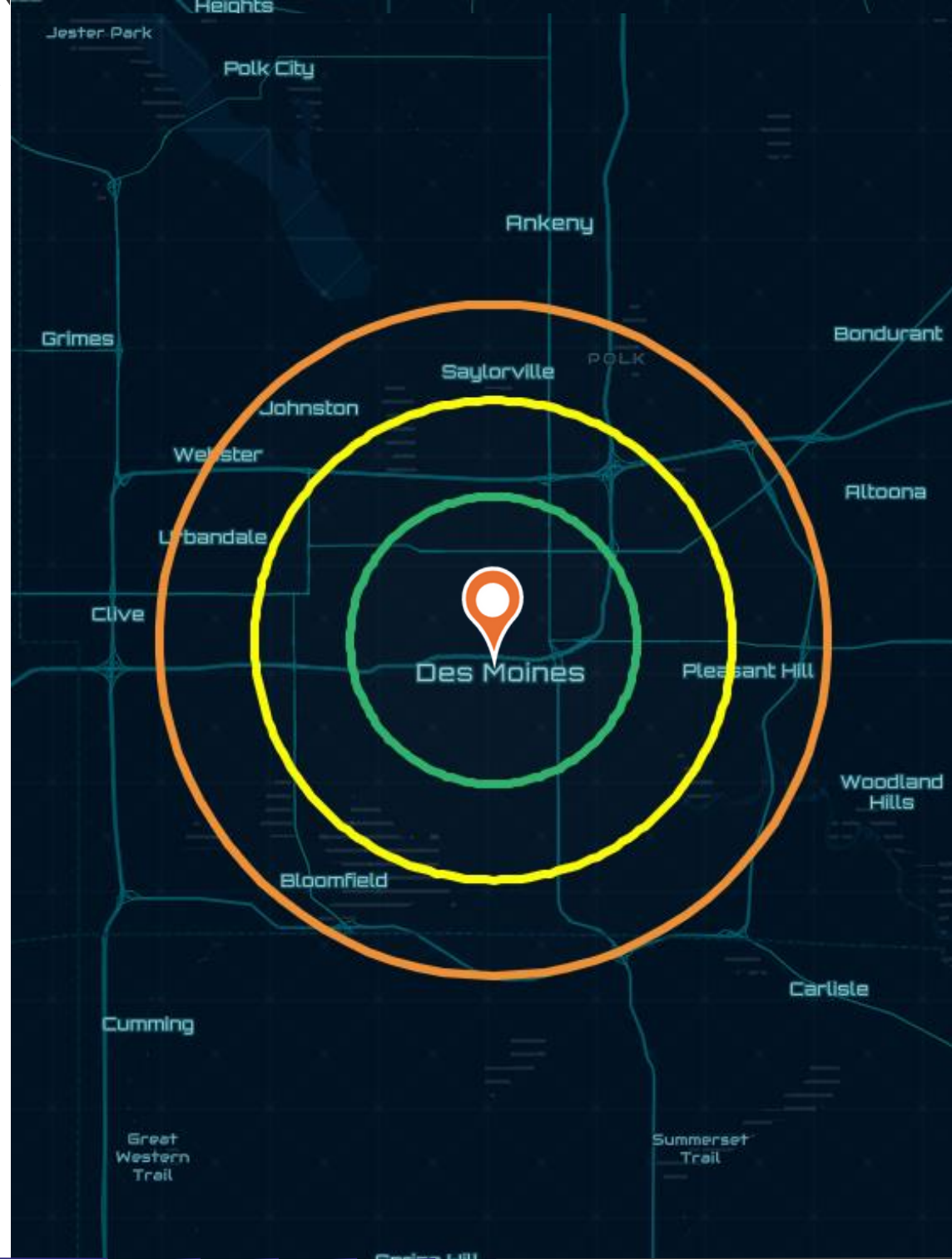
University Avenue Exposure:

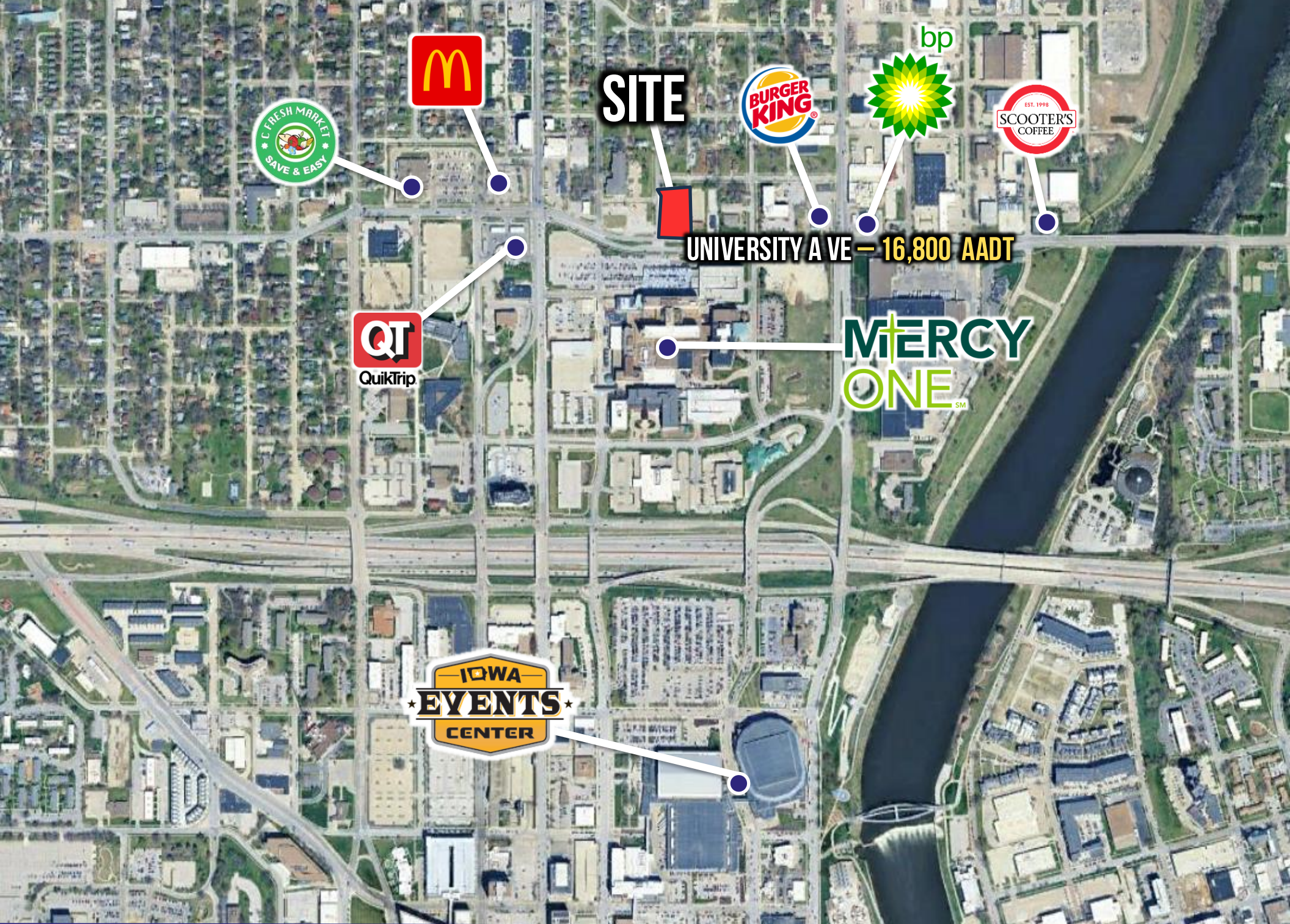
Frontage along University Avenue places the site on an established east-west commercial corridor connecting the medical district with Downtown Des Moines and surrounding neighborhoods.



DEMOGRAPHICS

METRICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	102,896	215,007	323,465
DAYTIME POPULATION	164,142	259,370	376,327
AVG HH INCOME	\$85,323	\$94,370	\$100,934
HOUSEHOLDS	42,123	86,599	128,539
HOUSEHOLD SIZE	2.22	2.30	2.34
MEDIAN AGE	34.6	36.5	37.3
AVG HOME VALUE	\$277,891	\$290,865	\$300,766
5 YR GROWTH	0.92%	0.73%	0.72%





SITE PLAN

**A – UP TO 4,000 SF WITH
DRIVE THRU**
IDEAL FOR QSR, MEDICAL,
RETAIL, COFFEE
(AVAILABLE)



DES MOINES NEW DEVELOPMENT

1203 4TH ST | DES MOINES, IA 50314



VINCE HRJAPINS
VP OF REAL ESTATE
847.502.3391
VHRJAPINS@LEADERSRE.COM

ANDI HUNT
407.865.2515
AHUNT@LEADERSRE.COM