

Mixed Use - New Construction

1938 SE 6th Street, Des Moines, Iowa

**FOR
LEASE**



Property Description

- ◆ Mixed Use Development By Neighborhood Development Corporation
- ◆ 5,000 Square Feet of 1st Floor Retail/Office Space Available For Lease
- ◆ Bay Sizes: 25' x 40'
- ◆ Grease Interceptor In Place
- ◆ Energy Efficient Mechanical Systems and Natural Lighting to Reduce Utility Costs
- ◆ Construction To Be Completed Spring 2013

Amenities

- ◆ Project Includes Eight (8) 500 SF 1-Bedroom Apartments and Four (4) 750 SF 1-Bedroom Apartments
- ◆ On-Site Parking
- ◆ Located on the NW Corner of SE 6th Street & Hartford Avenue
- ◆ Daily Traffic Counts (2008)
 - ◆ SE 6th Street - 5,800 Vehicles
 - ◆ Hartford Avenue - 3,990 Vehicles

AVAILABLE SUITES

<u>Suite</u>	<u>Square Feet</u>	<u>Rate</u>	<u>Use</u>
Suites A & B	2,000 SF	\$16.00 PSF NNN	Restaurant With Possible Patio Space
Suite C	1,000 SF	\$14.00 PSF NNN	Retail/Office
Suite D	1,000 SF	\$14.00 PSF NNN	Retail/Office
Suite E	1,000 SF	\$14.00 PSF NNN	Retail/Office



FOR ADDITIONAL INFORMATION CONTACT:

BILL WRIGHT

515.471.4350 Office

515.210.3050 Cell

bill.wright@terruss.com

CARSON HUGHES

515.471.4280 Office

515.314.9146 Cell

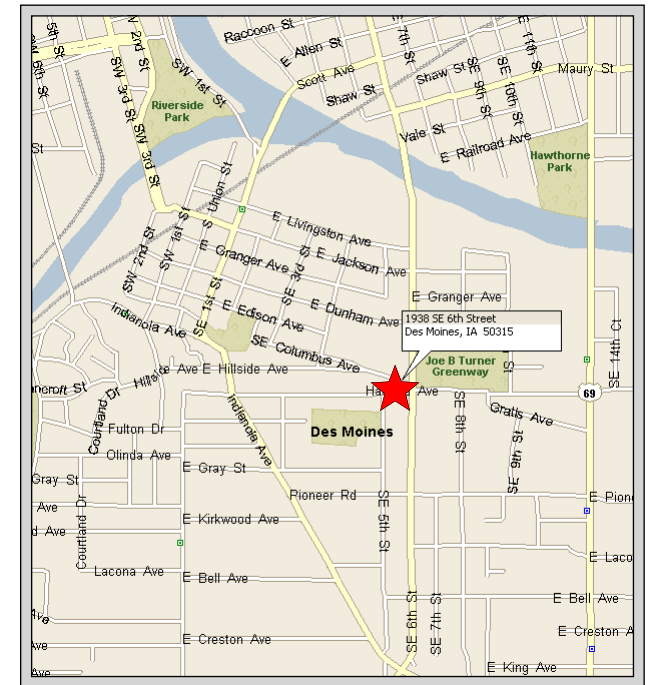
carson.hughes@terruss.com

100 Court Avenue, Suite 400, Des Moines, IA 50309

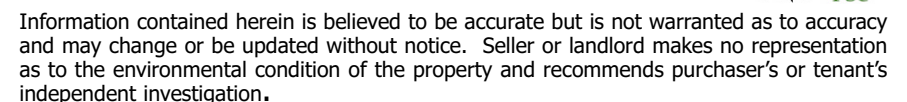
(515) 471-4400 phone (515) 471-4304 fax www.terruss.com

1938 SE 6th Street, Des Moines, Iowa

LOCATION MAP



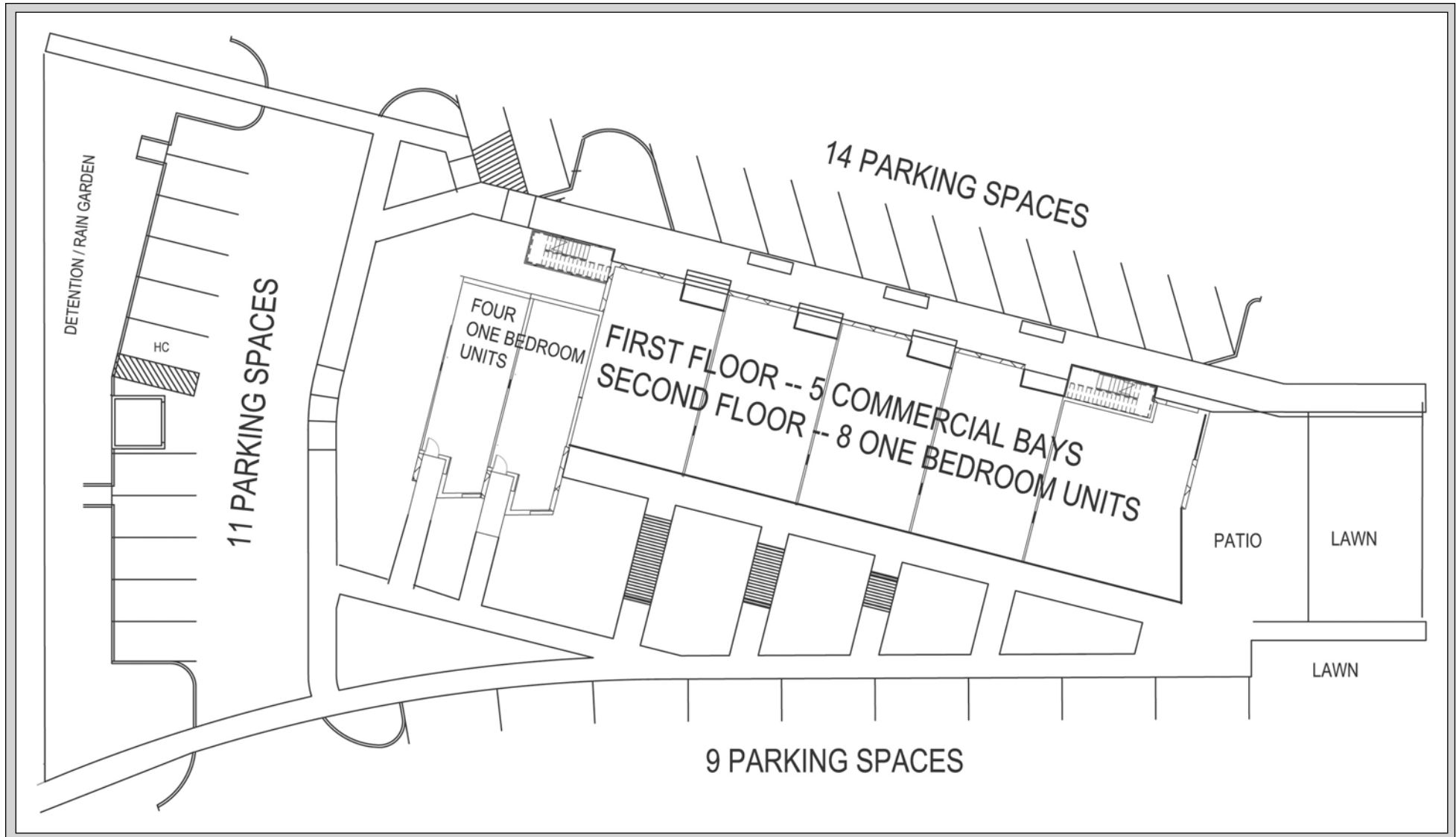
<u>Radius (miles)</u>	<u>1.0</u>	<u>3.0</u>	<u>5.0</u>
Population	7,483	78,764	179,457
Households	2,789	31,094	71,223
Avg. HH Income	\$46,477	\$46,593	\$51,606
Median HH Income	\$39,712	\$37,090	\$41,368
Avg. Median Age	33.72	33.52	34.31



Mixed Use - New Construction

1938 SE 6th Street, Des Moines, Iowa

**SITE
PLAN**



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



100 Court Avenue, Suite 400, Des Moines, IA 50309

(515) 471-4400 phone

(515) 471-4304 fax

www.terrus.com