

New Restaurant Location Available

1938 SE 6th Street, Des Moines, Iowa

**FOR
LEASE**



Property Description

- ◆ Anchor Restaurant Space at Mixed Use Project Developed By Neighborhood Development Corporation
- ◆ 2,000 to 5,000 Square Feet of Restaurant Space Available For Lease
- ◆ Space Available For Outdoor Seating
- ◆ Grease Interceptor In Place
- ◆ Energy Efficient Mechanical Systems and Natural Lighting to Reduce Utility Costs
- ◆ Construction To Be Completed Spring 2013

Amenities

- ◆ 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 - 5,000 SF	\$16.00 PSF NNN	Restaurant With Possible Patio Space



FOR ADDITIONAL INFORMATION CONTACT:

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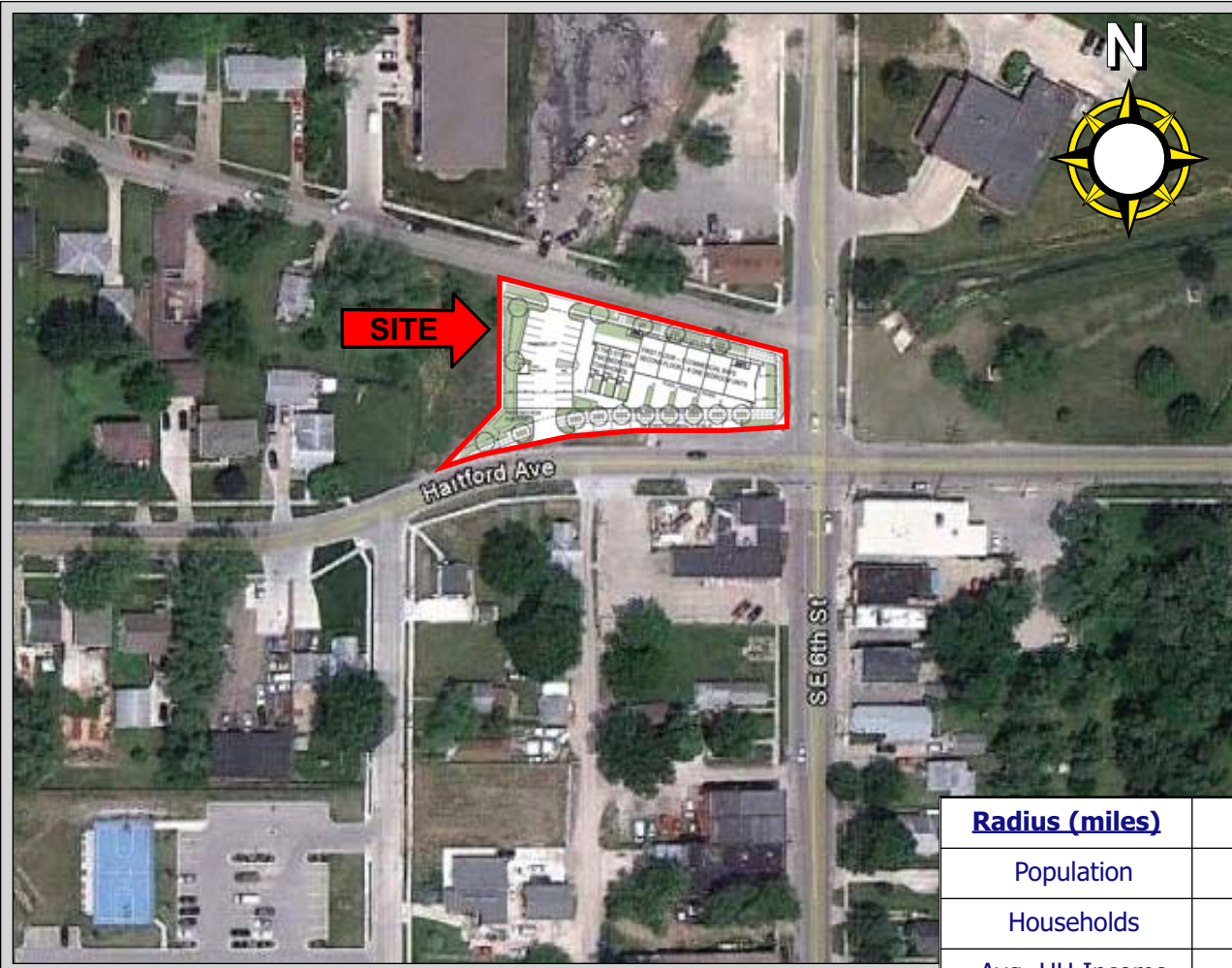
515.314.9146 Cell

carson.hughes@terruss.com

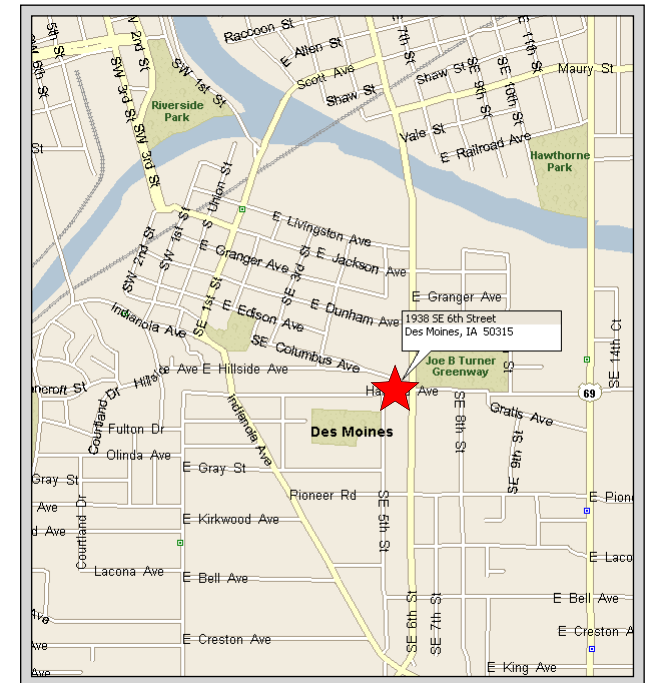
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LOCATION MAP



DEMOGRAPHICS (2012)

<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



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

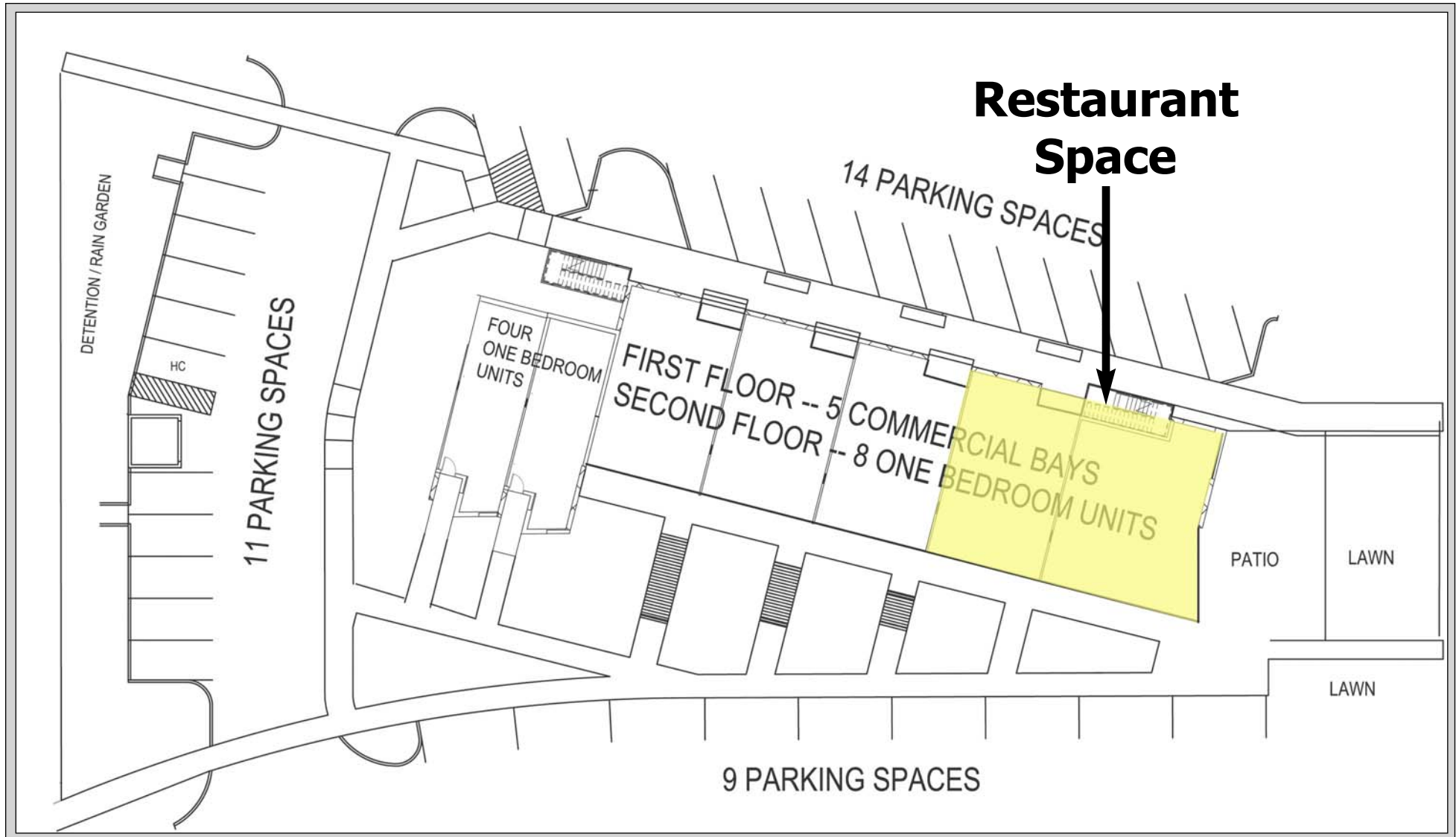
www.terrus.com

Updated 7/19/12

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**SITE
PLAN**



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