



# Available

## For Sale or Lease

- Building Size: 4,400 SF
- Lots Size: 1.22 acres
- Sale Price: \$925,000
- Lease Rate: \$15.75/SF NNN
- Estimated Opex : \$8.43/SF
- Full service stand-alone restaurant opportunity
- Situated on a heavily traveled retail corridor in Des Moines and located less than 2 miles from Interstate 235
- Great neighboring mix of national retailers, restaurants and grocery

**1234 E Euclid Ave,  
Des Moines, IA**

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# Location



Traffic Counts	
E Euclid Ave	14,400 VPD
SE 14 <sup>th</sup> St (US 69)	17,000 VPD
E Euclid Ave (E)	13,900 VPD

Demographics			
	1 Mile	3 Miles	5 Miles
Population	13,176	76,993	172,913
Households	4,921	28,238	68,957
Average HH Income	\$52,245	\$50,492	\$59,718

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

