

RESTAURANT FOR SALE

300 SW 5TH ST

Des Moines, IA 50309



PROPERTY DESCRIPTION

Turn Key Restaurant for sale. Turn the key and have everything that you need. Located downtown and with in walking distance to Principal Park and Court Ave. This has it all and is ready to go. Business asking price is \$200,000.00

PROPERTY HIGHLIGHTS

- 1. Open floorplan with central, fully equipped bar, espresso machine, and large mezzanine with additional tables/bar seating overlooking the main dining room.
- 2. 3015sf of Extra large basement with prep kitchen, and ample storage space equipped with two walk-in cool rooms, freezers, stand-up refrigerators, and plenty of shelving for storing paper products, canned goods, and supplies.
- 3. 415sf Outdoor patio with easy access to the interior of the restaurant.
- 4. 163 apartments with residents who live within the Harbach Lofts complex, and residents who live within the surrounding apartment complexes all within walking distance.

OFFERING SUMMARY

Lease Rate:	\$8,065.00 per month (MG)
Number of Units:	1
Available SF:	2,953 SF
Lot Size:	49,209 SF
Building Size:	49,914 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,620	6,204	11,737
Total Population	3,389	9,086	19,967
Average HH Income	\$62,807	\$59,696	\$57,610

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
Managing Director
0: 515.771.3299
mickg@kwcommercial.com

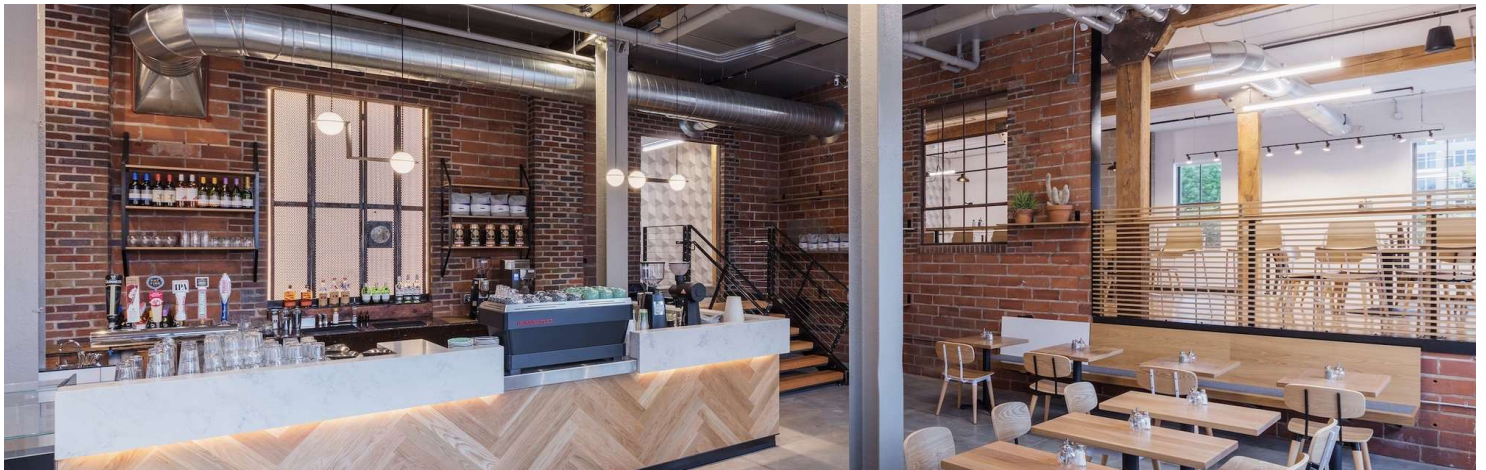
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

RETAIL FOR LEASE

300 SW 5TH ST

Des Moines, IA 50309



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
Managing Director
0: 515.771.3299
mickg@kwcommercial.com

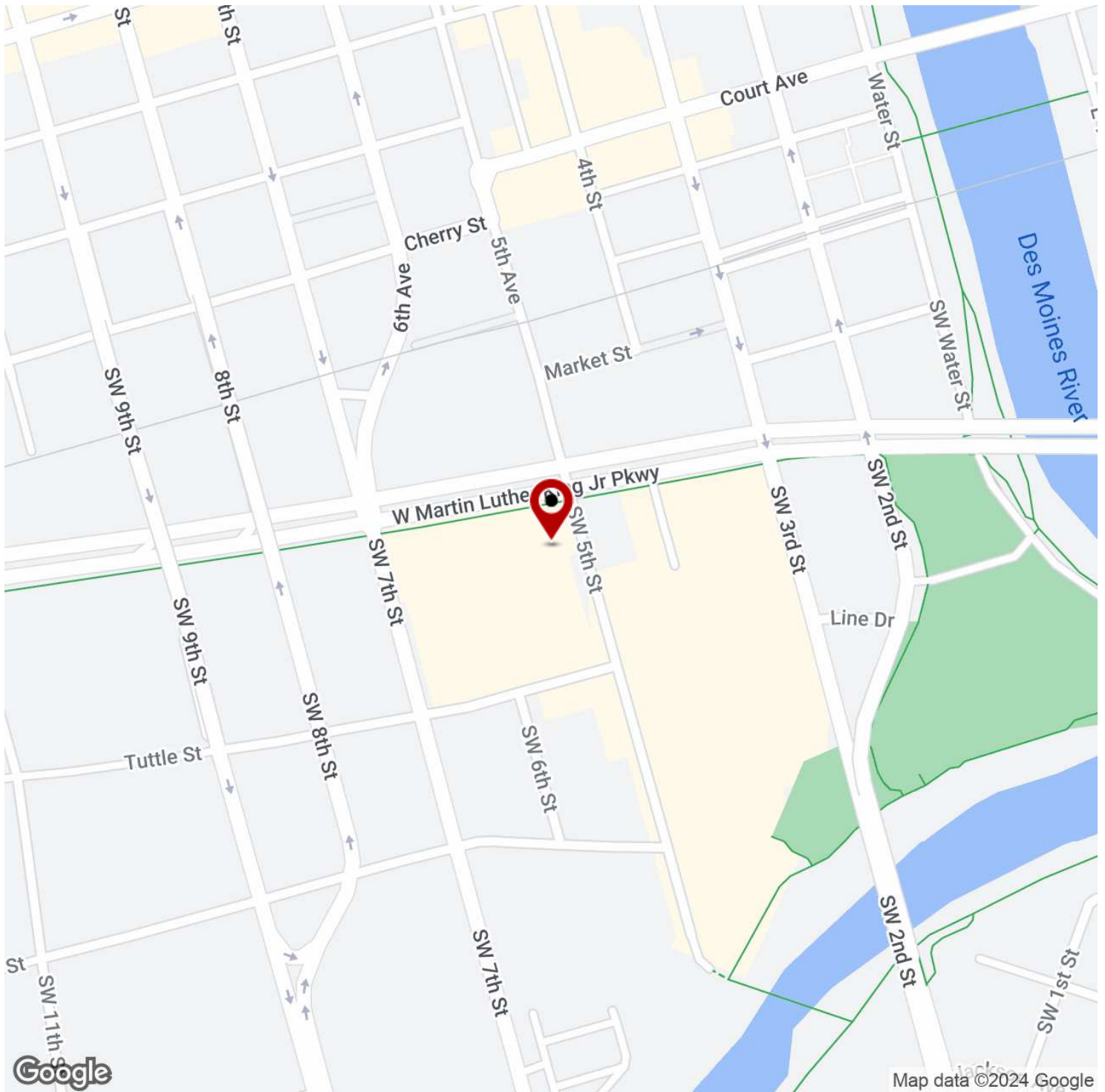
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

RETAIL FOR LEASE

300 SW 5TH ST

Des Moines, IA 50309



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

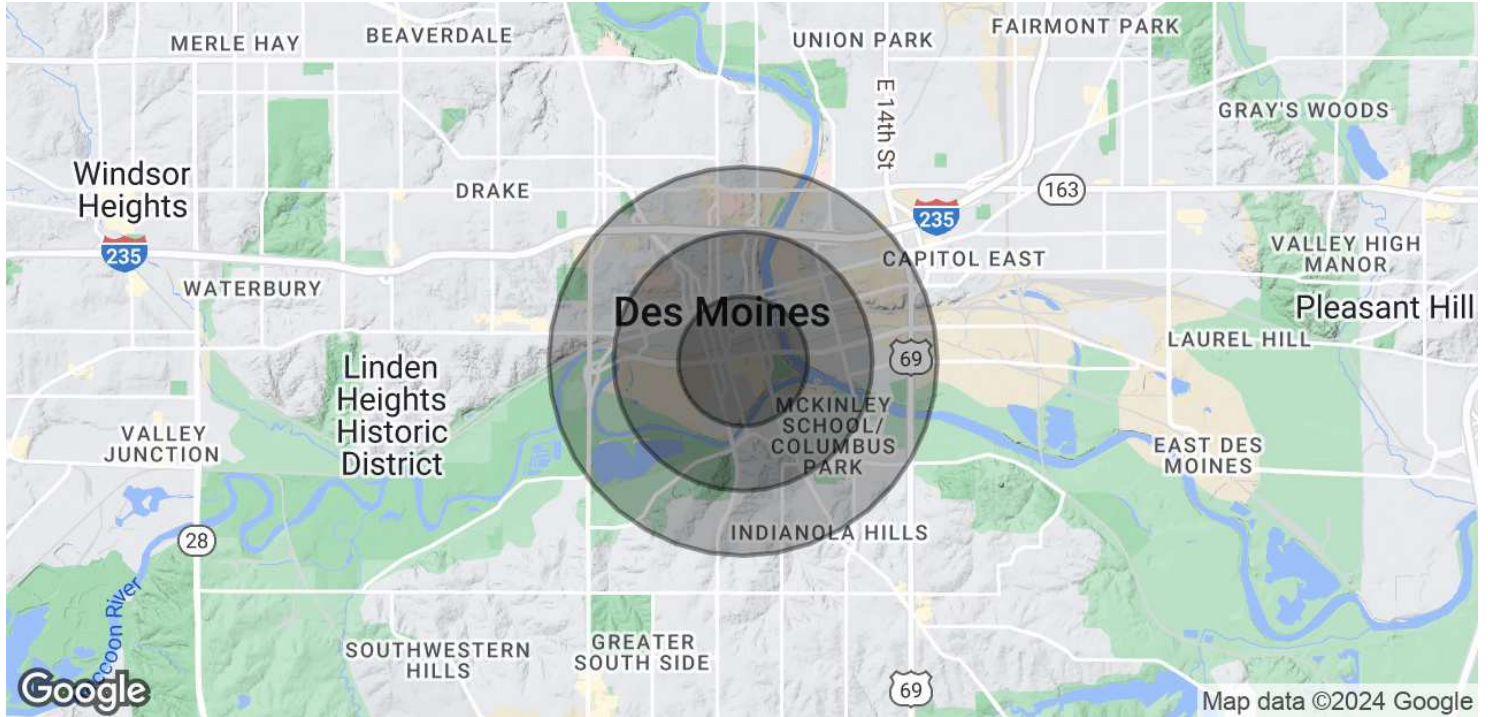
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

RETAIL FOR LEASE

300 SW 5TH ST

Des Moines, IA 50309



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,389	9,086	19,967
Average Age	30.0	31.6	32.3
Average Age (Male)	31.5	32.9	32.5
Average Age (Female)	28.8	30.4	32.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,620	6,204	11,737
# of Persons per HH	1.3	1.5	1.7
Average HH Income	\$62,807	\$59,696	\$57,610
Average House Value	\$245,127	\$196,557	\$166,002

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
 Managing Director
 O: 515.771.3299
 mickg@kwcommercial.com

KW COMMERCIAL
 4001 Westown Parkway
 West Des Moines, IA 50266

Each Office Independently Owned and Operated