

For Sale

Commercial Land

1.05 Acres



3121 Merle Hay Road

Des Moines, Iowa 50310

Property Description

Near Merle Hay Mall traffic, this is a mixed-use (MX3) redevelopment opportunity with traffic counts of nearly 20,000.

The site includes 4 parcels at 1.053 acres and frontage on Merle Hay Rd of 200 ft. 21,300 Vehicles Per Day.

OFFERING SUMMARY

Sale Price	\$8.70 / SF
Lot Size	1.05 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	777	\$55,884
0.5 Miles	3,273	\$58,078
1 Mile	12,996	\$67,415

For more information

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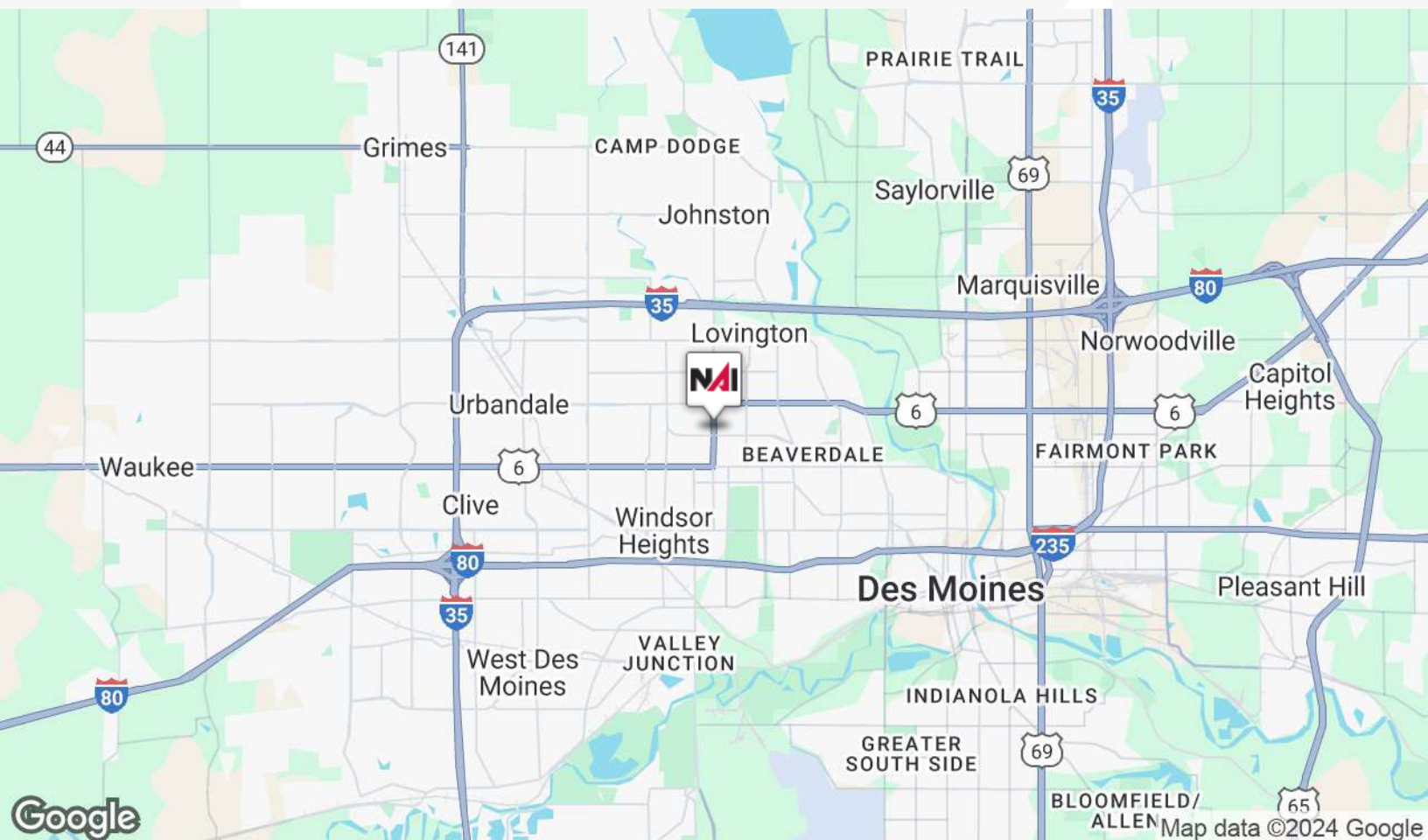
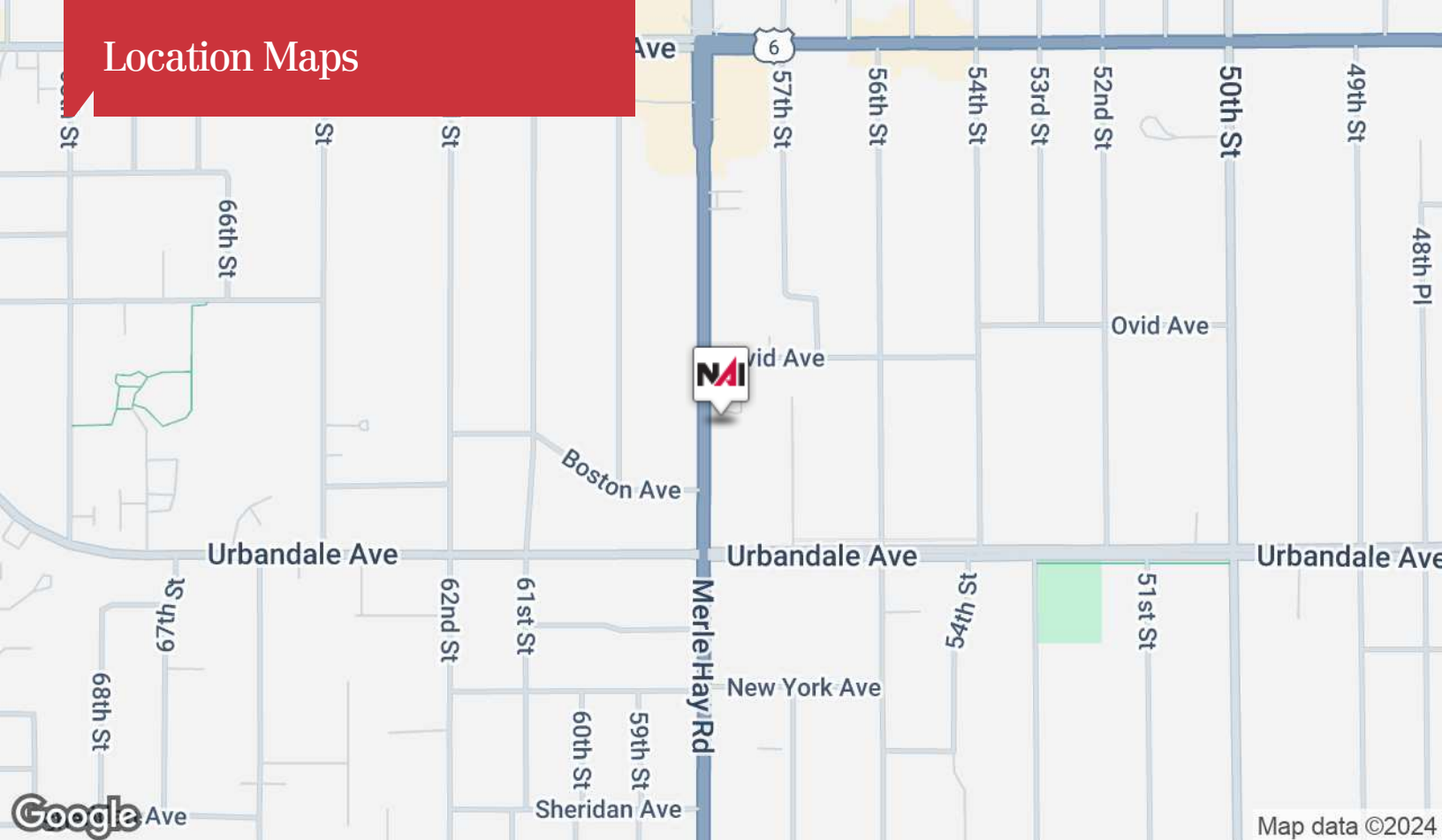
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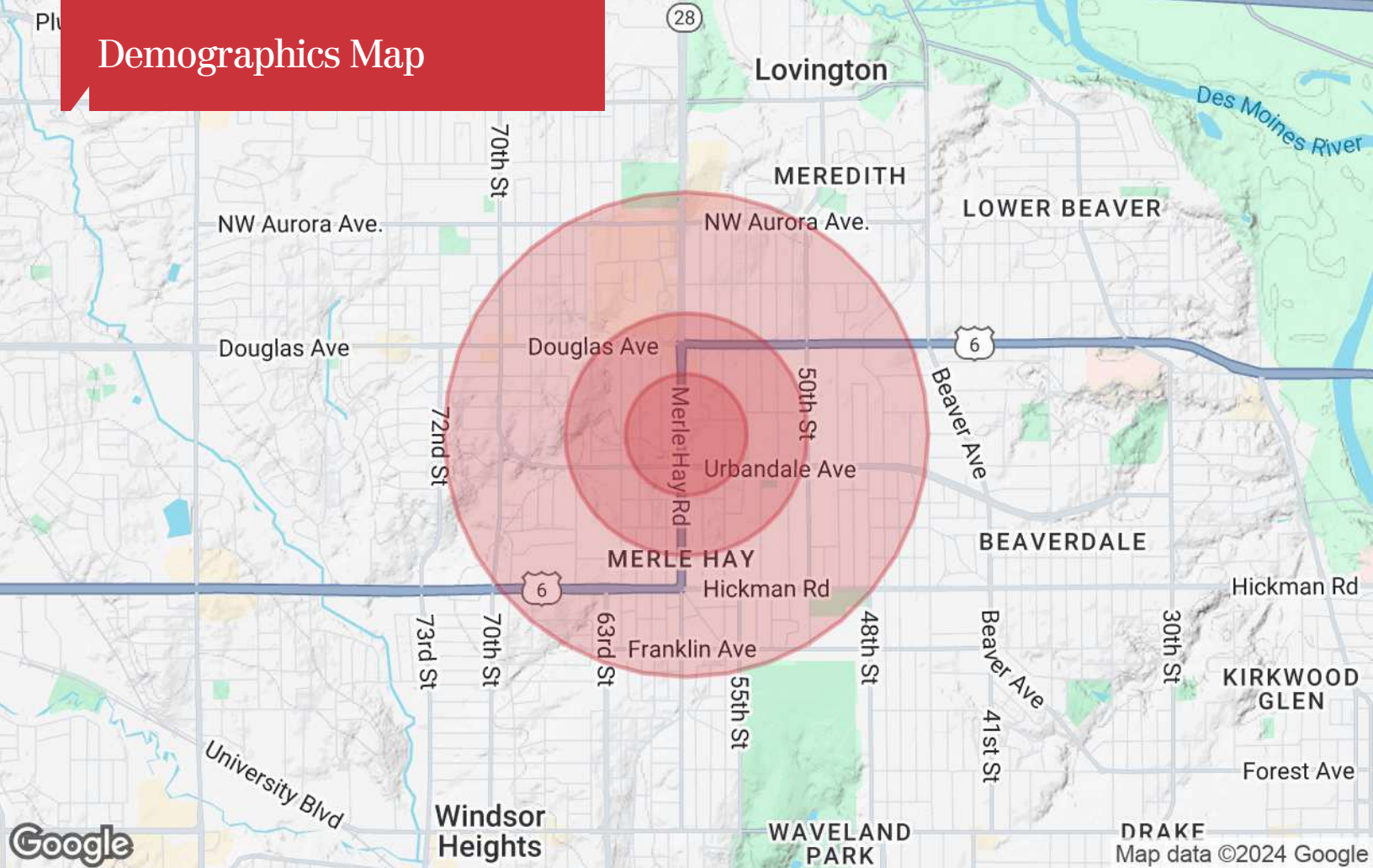
Additional Photos



Location Maps



Demographics Map



Population

	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	777	3,273	12,996
MEDIAN AGE	35.7	35.5	36.5
MEDIAN AGE (MALE)	35.1	35.3	36.3
MEDIAN AGE (FEMALE)	36.2	36.2	37.5

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	389	1,489	5,816
# OF PERSONS PER HH	2.0	2.2	2.2
AVERAGE HH INCOME	\$55,884	\$58,078	\$67,415
AVERAGE HOUSE VALUE	\$134,268	\$137,777	\$155,214

* Demographic data derived from 2020 ACS - US Census