

For Sale

Retail

15,747 SF



2 Hartford Avenue

Des Moines, Iowa 50315

Property Highlights

- Great daycare location near downtown.
- Outdoor playground, indoor gym
- Zoning allows for flexibility in usage
- Landlord willing to provide TI allowance with long-term lease
- New windows

Property Description

2 story school house with first floor renovated for day care facility but available for other uses. Located just off Indianola Ave, near Columbus Park, south of downtown.

OFFERING SUMMARY

Sale Price	N/A
Lot Size	1.29 Acres
Building Size	15,747 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	694	\$54,354
0.5 Miles	2,671	\$55,810
1 Mile	8,546	\$57,552

VIEW PROPERTY VIDEO

For more information

Matt T. Connolly

C: 515 975 9600
mconnolly@iowarealtycommercial.com

Chris Fultz

C: 319 331 3191
cfultz@iowarealtycommercial.com

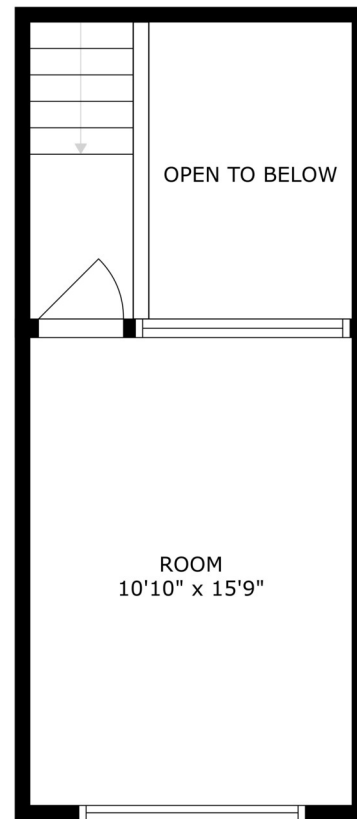
For Sale

Retail Property

15,747 SF



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

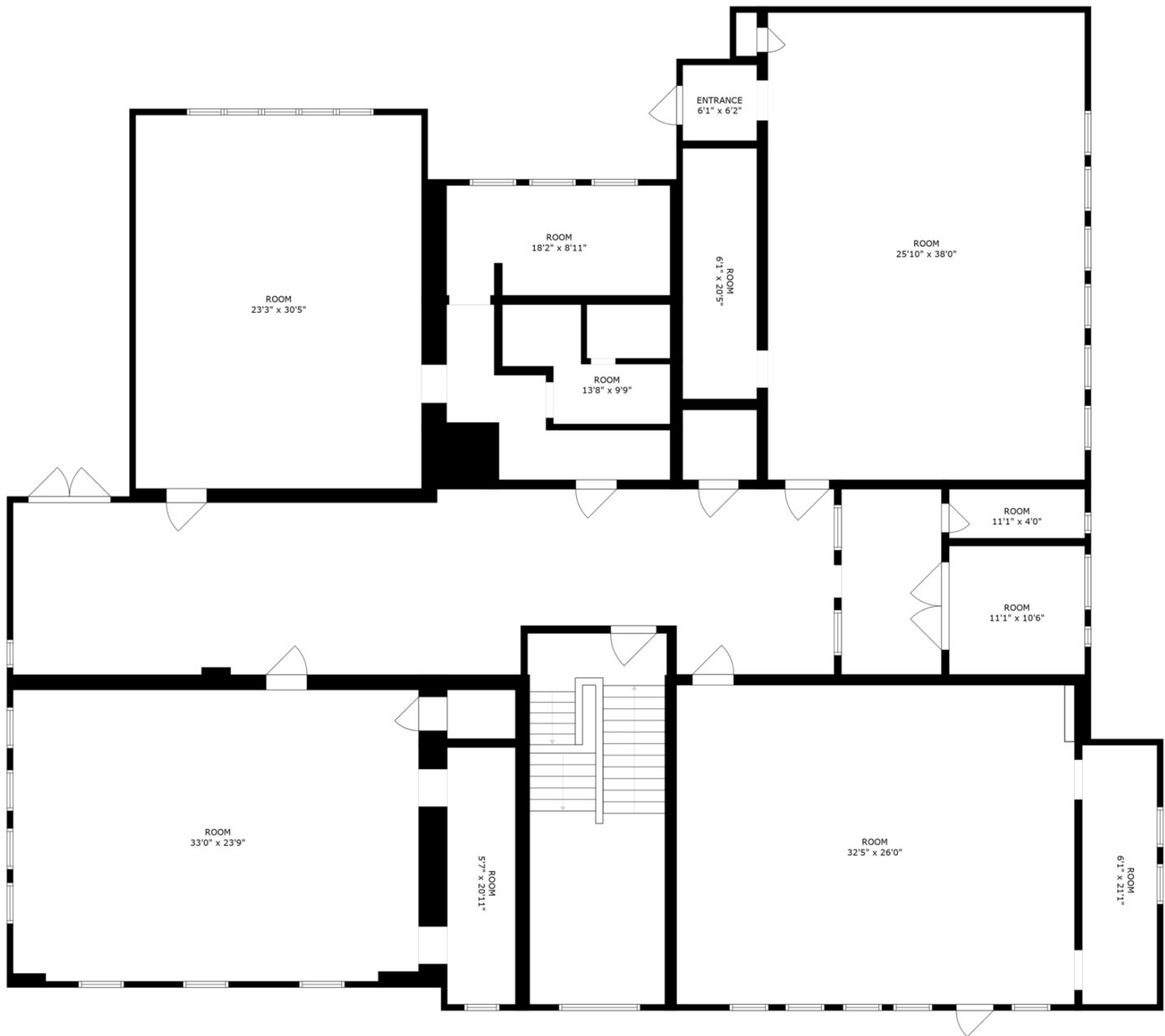


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor Plans

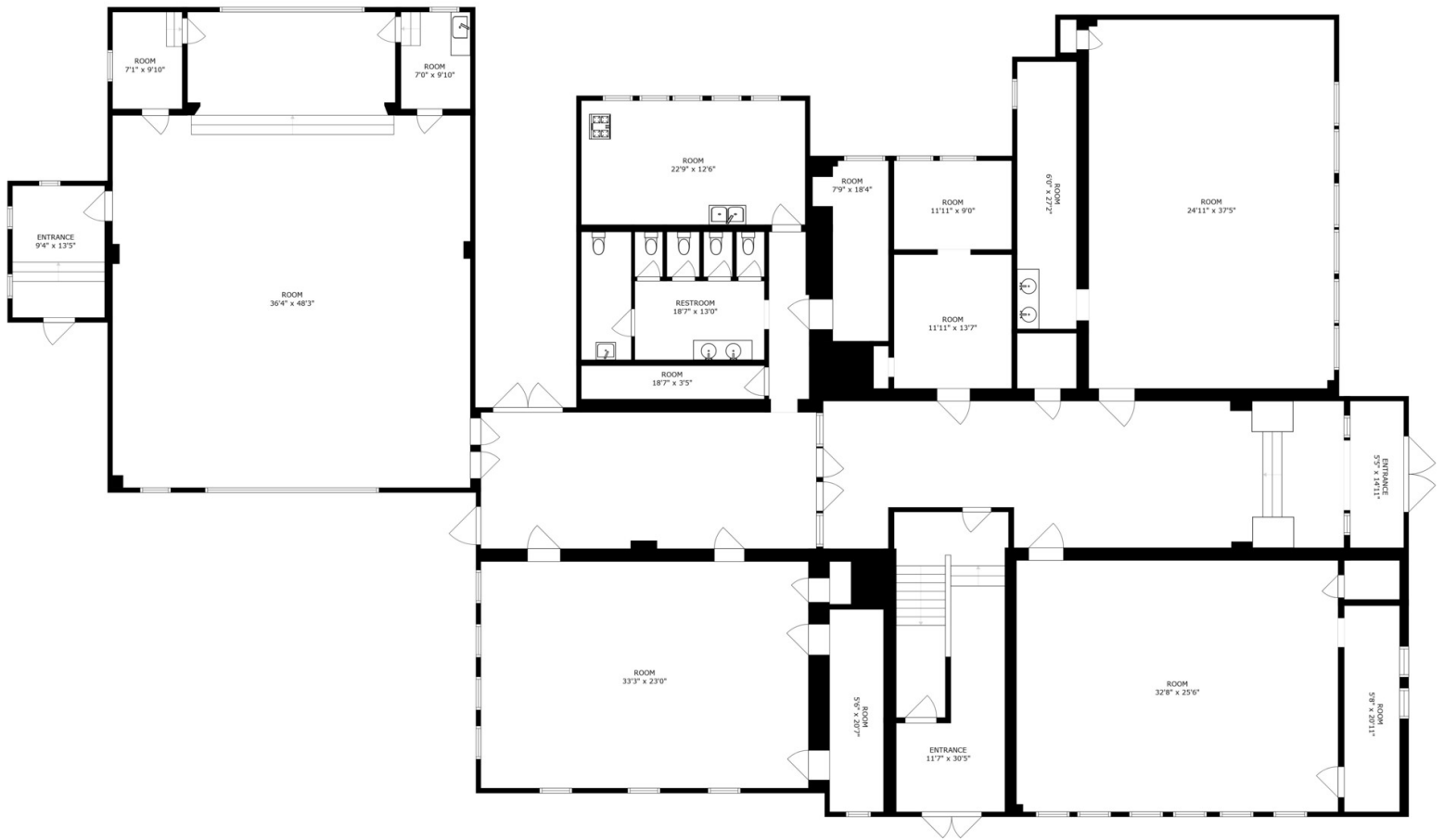


Additional Photos

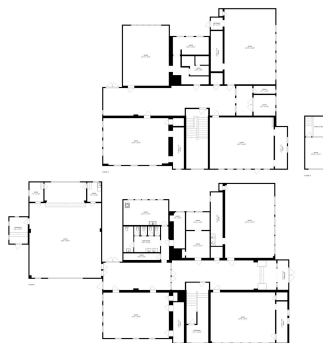


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

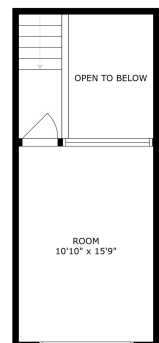
Floor Plans



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

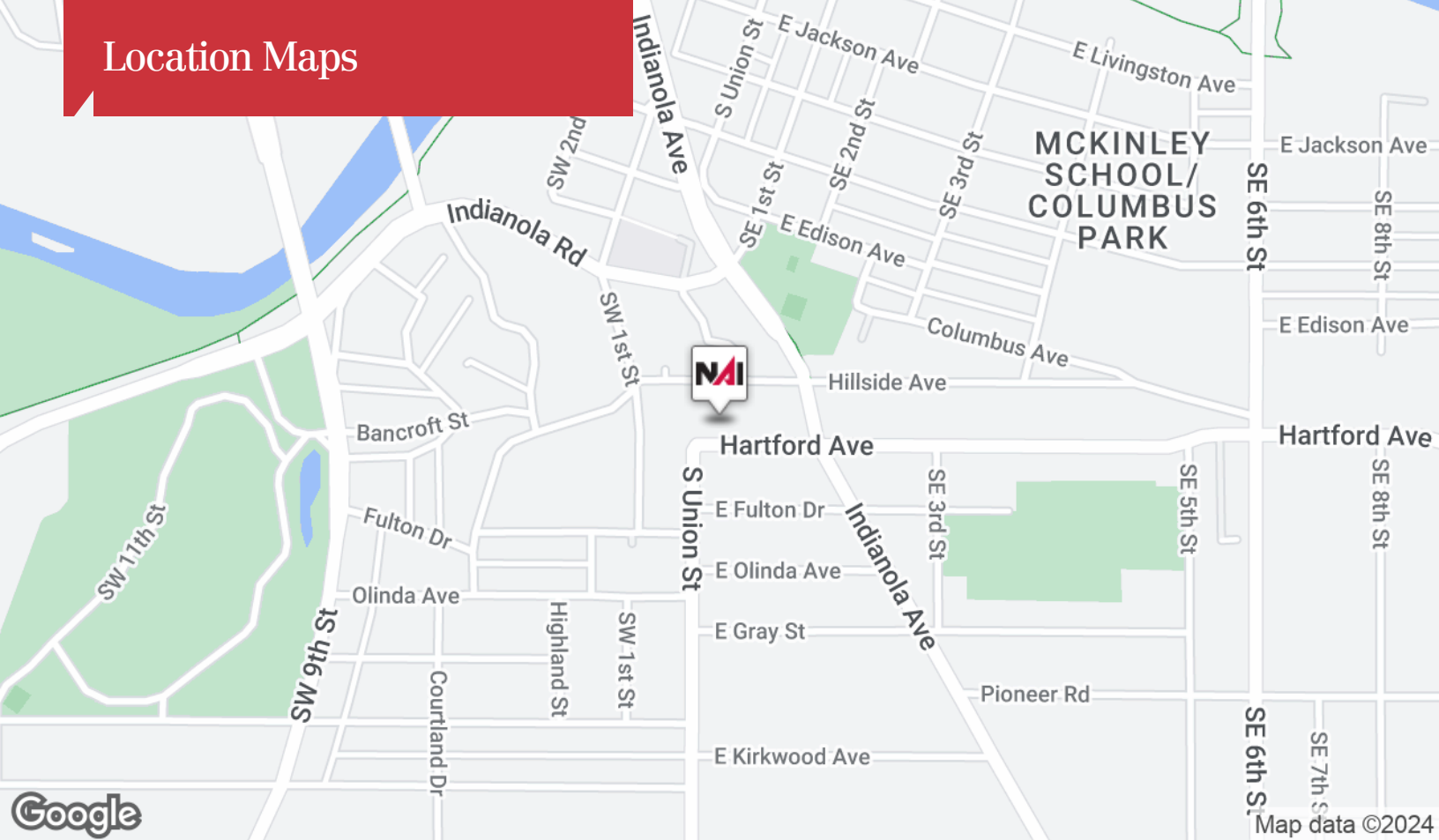


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

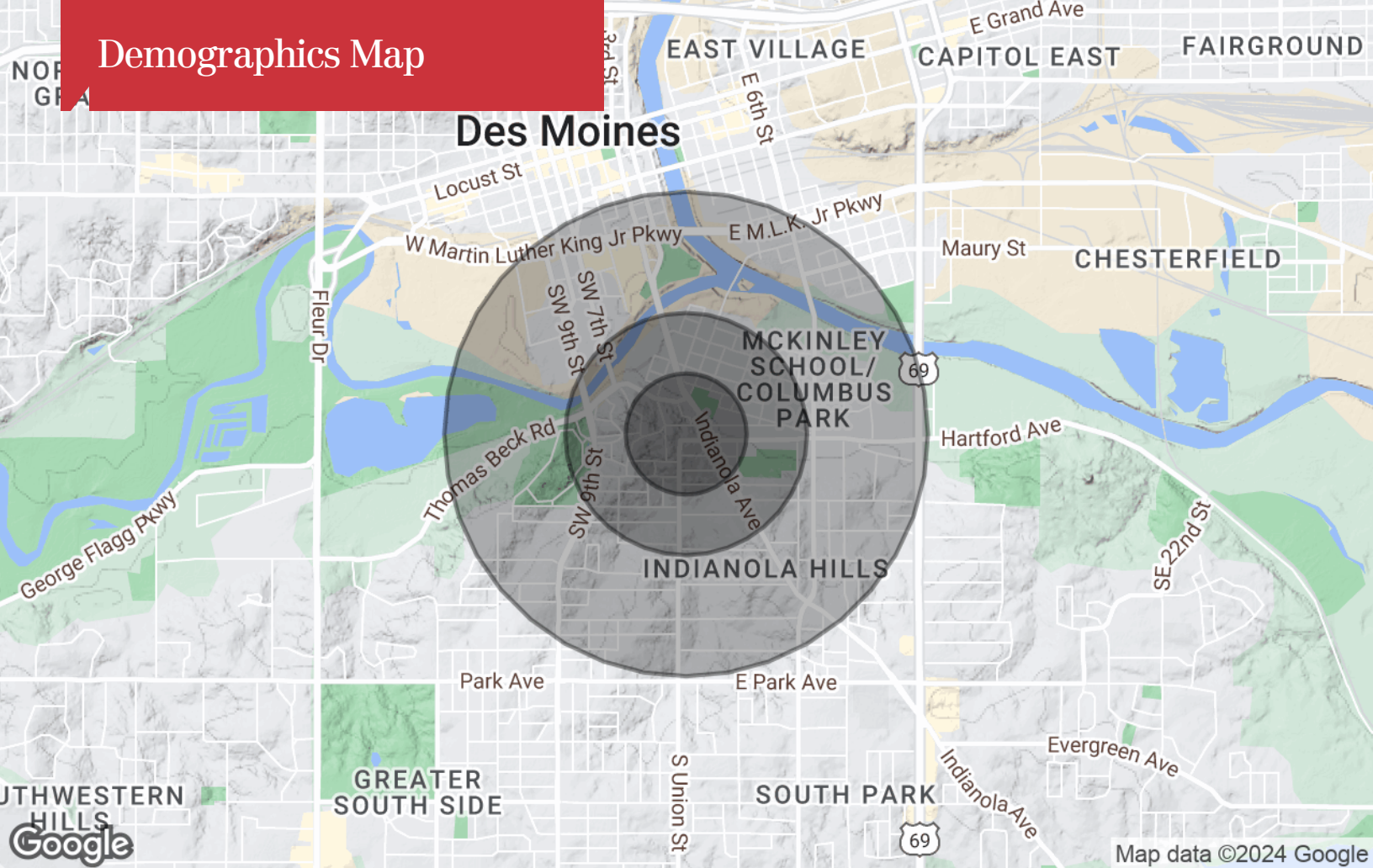


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Location Maps



Demographics Map



Population

	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	694	2,671	8,546
MEDIAN AGE	34.3	35.4	36.5
MEDIAN AGE (MALE)	32.8	33.6	35.1
MEDIAN AGE (FEMALE)	36.5	37.3	38.2

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	306	1,209	4,389
# OF PERSONS PER HH	2.3	2.2	1.9
AVERAGE HH INCOME	\$54,354	\$55,810	\$57,552
AVERAGE HOUSE VALUE	\$121,024	\$118,877	\$133,291

* Demographic data derived from 2020 ACS - US Census