

FOR SUBLEASE

Freestanding Building Former Advance Auto Parts Store 6222 Grand Avenue

PROPERTY INFORMATION

DES MOINES, IOWA

- ▶ Approximately 7,000 Square Feet Available For Sublease
- ▶ Sublease Rate:
\$16.50 PSF NNN
- ▶ 2018 Operating Expenses:
\$5.36 PSF
- ▶ Sublease Term Through
8/31/2022
- ▶ Pole and Building Signage
- ▶ 37 Parking Spaces
- ▶ Drive-In Door
- ▶ Close Proximity to Retail,
Restaurants, Entertainment and
Services
- ▶ Bike Trail/Green Belt Nearby
- ▶ Located 1/2 Block East of the
Grand Avenue and 63rd Street
Intersection
- ▶ Daily Traffic Counts (2016):
 - ◆ Grand Avenue - 15,800 VPD
 - ◆ 63rd Street - 26,900 VPD



CONTACT:

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**Brokerage
Services**

**Property
Management**

**Home Owners
Associations**

Investments

**Project
Management**

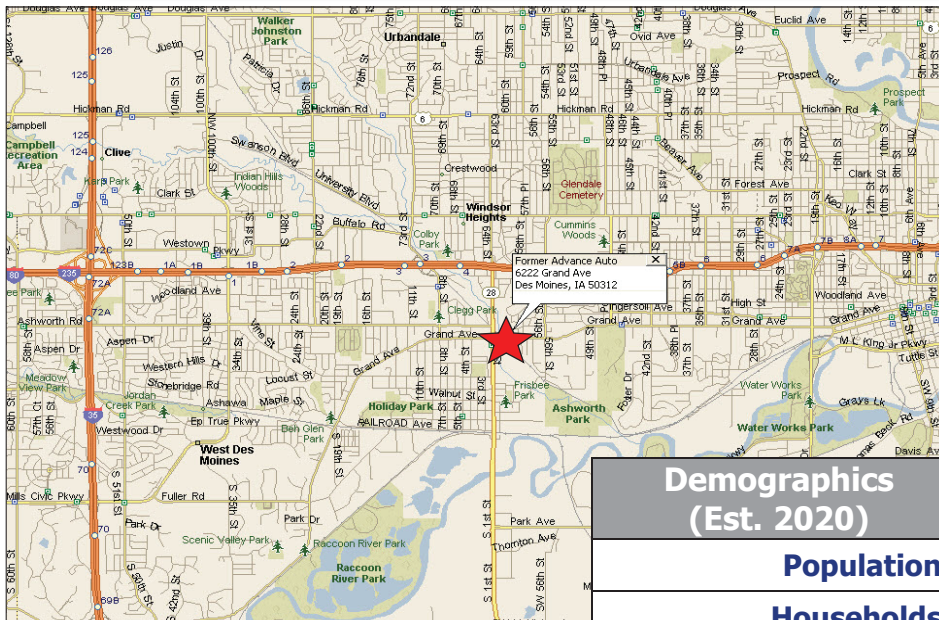
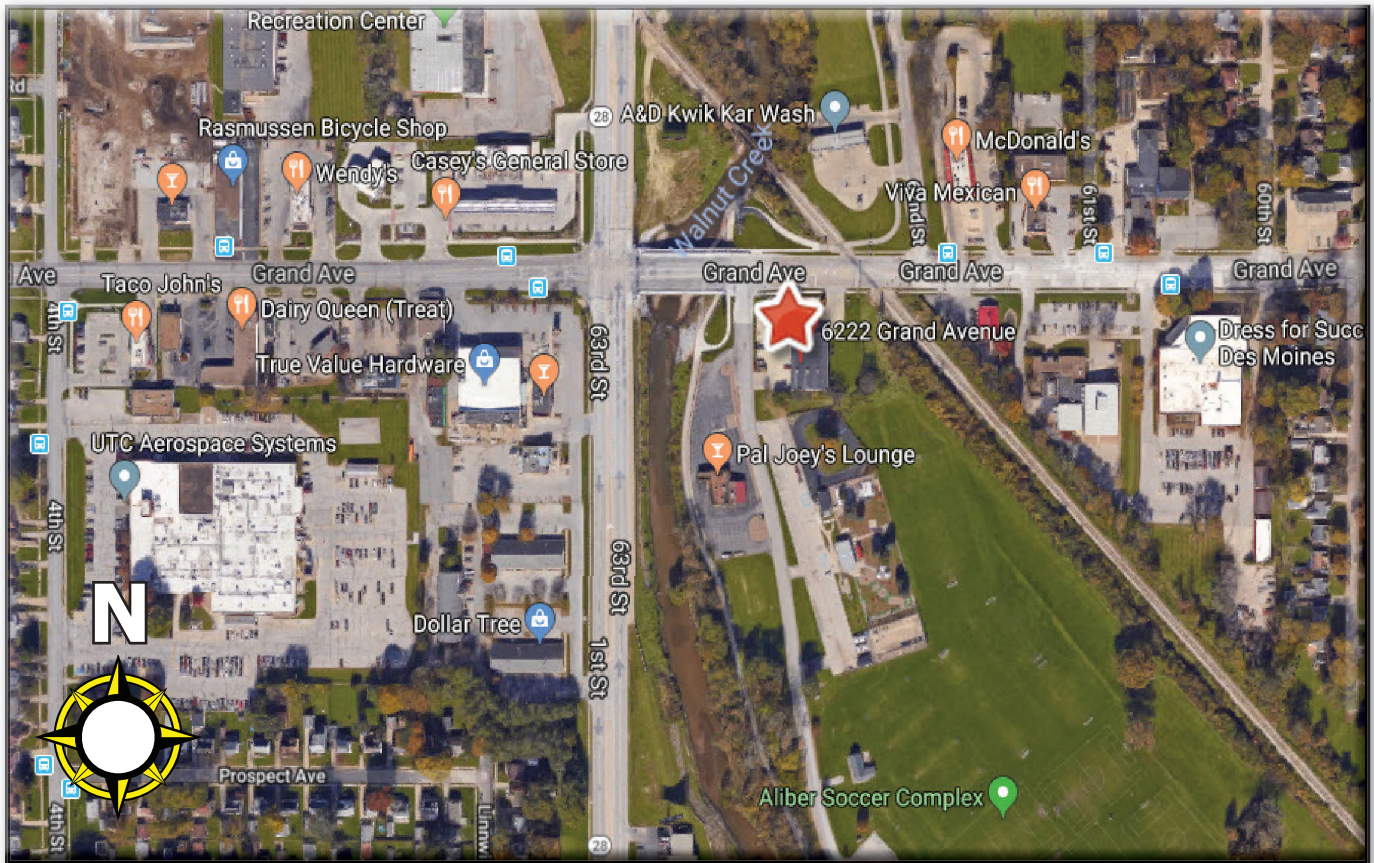
**Maintenance
Services**

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LOCATION INFORMATION

DES MOINES, IOWA



TERRUS®
Real Estate Group

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www.terrus.com

Demographics (Est. 2020)	1 mile	3 miles	5 miles
Population	9,461	82,712	211,467
Households	4,132	36,576	89,672
Avg. HH Income	\$98,496	\$86,037	\$86,083
Median HH Income	\$69,282	\$63,389	\$63,932
Median Age	36.7	36.7	36.1



Updated 6/19/2020

We obtained the information herein from sources we believe to be reliable 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.