



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



FULL-SERVICE RESTAURANT PROPERTY FOR SALE

2804 SW 9TH ST
DES MOINES, IOWA | 50315

CONTACT

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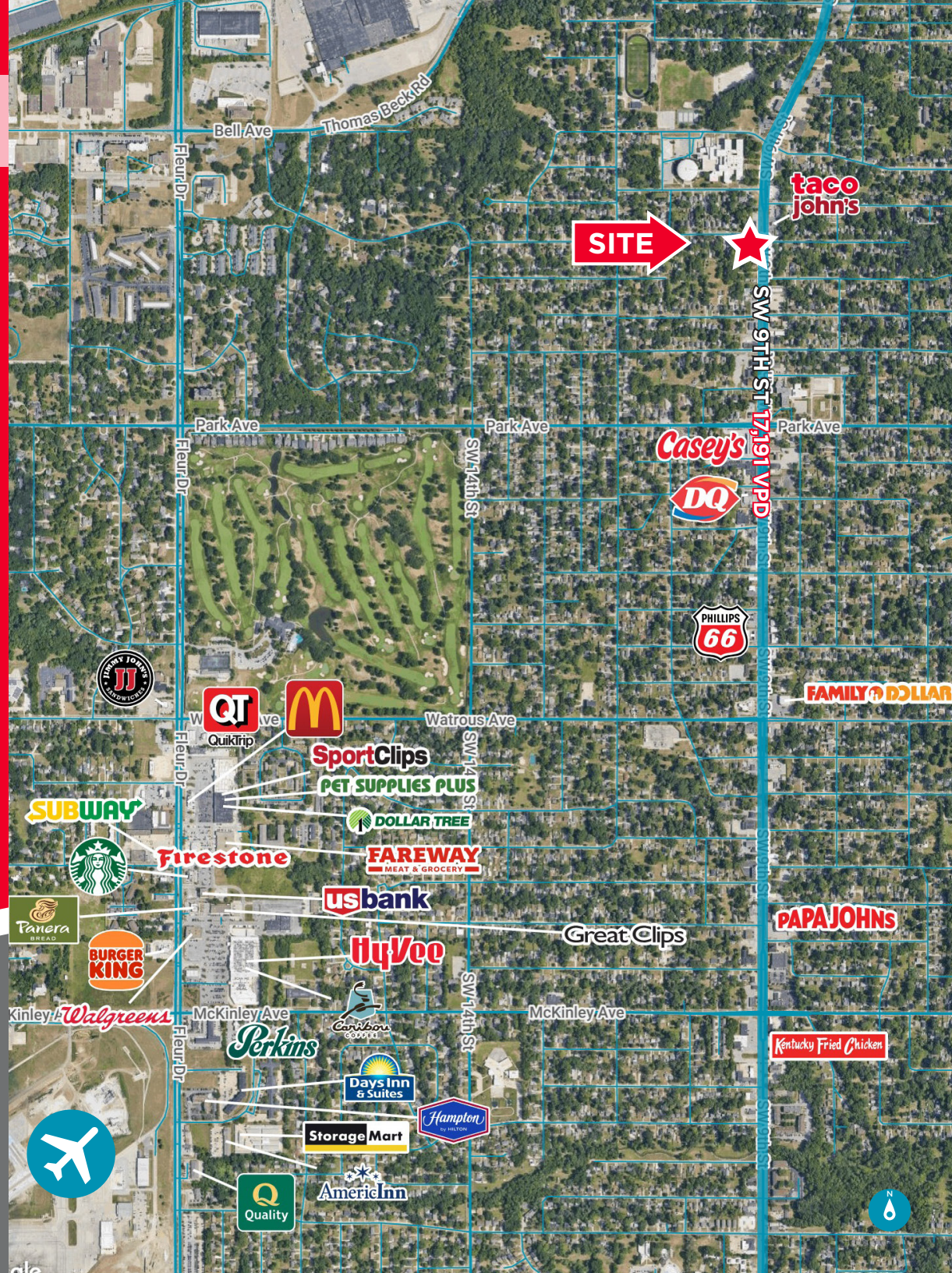
PROPERTY HIGHLIGHTS

SALE PRICE: \$395,000

BUILDING SIZE	2,631 SF
LOT SIZE	13,950 SF
ZONING CLASS	RX1 Mixed Use District
PARKING STALLS	30
YEAR BUILT	1975

- Turn-key full-service restaurant opportunity with FF&E included in the sale
- Prime location minutes from downtown
- Equipped with commercial kitchen space, bar, dining room, and ample parking
- Large basement with excellent storage capacity and an office
- SW 9th offers the property access to approximately 17,191 vehicles per day and an average household income of \$81,258 in a 3 mile radius

Demographics	1 Mile	3 Mile	5 Mile
Population	14,113	71,582	151,904
AVG. HH Income	\$79,677	\$81,258	\$95,393
Total Households	5,815	30,958	62,813



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