

1710 GRAND AVE.

1710 GRAND AVE., WEST DES MOINES, IA 50265

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has a great opportunity to lease a free standing building at 1710 Grand Avenue E. in West Des Moines, IA. This retail, restaurant or office space has strong visibility on the SE corner of Grand Ave & Vine St with up to 2,853 Sq. Ft. available. This corner property is in an Tremendous The building's location is in a well-established neighborhood with great on-site parking, over 30 spaces. The 10,000 SF building sits on a busy corner making it the perfect location for a convenient store or gas station. This property is a well-known retail staple of the West Des Moines community for 15+ years and offers landmark recognition & captivating signage. This is the perfect opportunity to grow your business' footprint just west of booming Des Moines, IA. Give our Polk County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Available SF:	
Building Size:	9,604 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,353	32,763	80,008
Total Population	11,273	69,854	173,101
Average HH Income	\$83,302	\$91,611	\$87,615

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1710 Grand Ave.	Dollar General	5,659 SF	NNN	-	-
1710 Grand Ave.	MM Finance	1,119 SF	NNN	-	-
1710 Grand Ave.	Green Leaf Tobacco	1,320 SF	NNN	-	-

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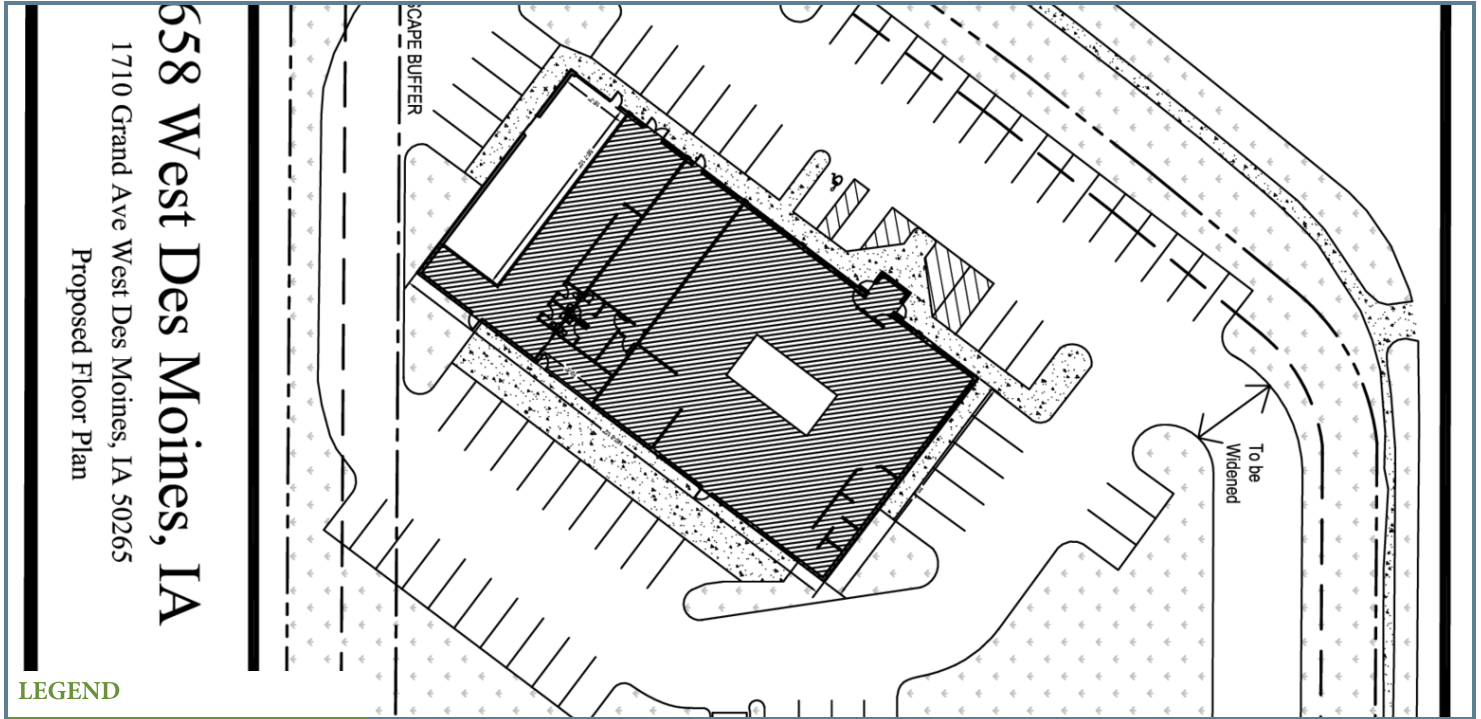
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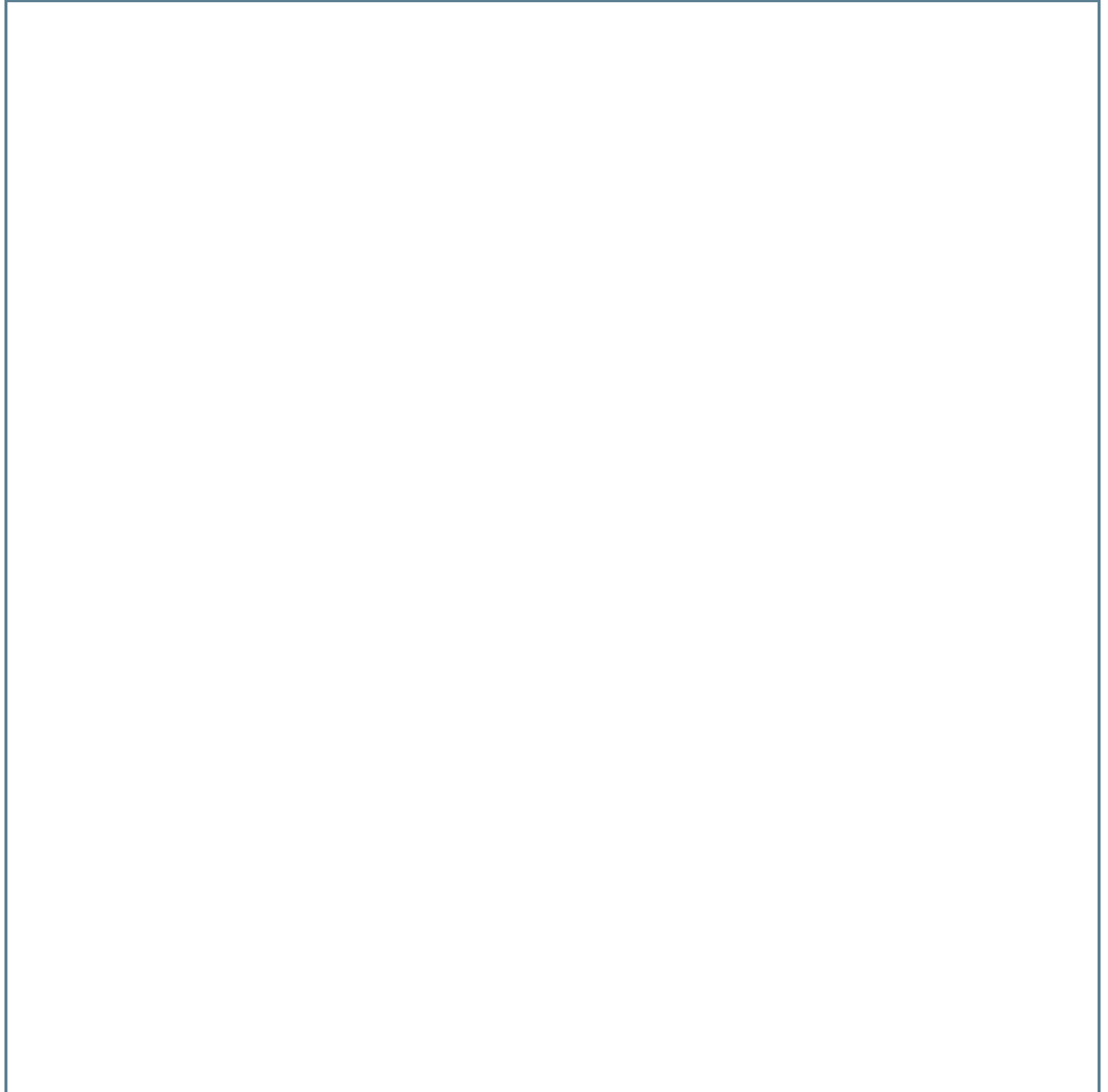
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RETAILER MAP



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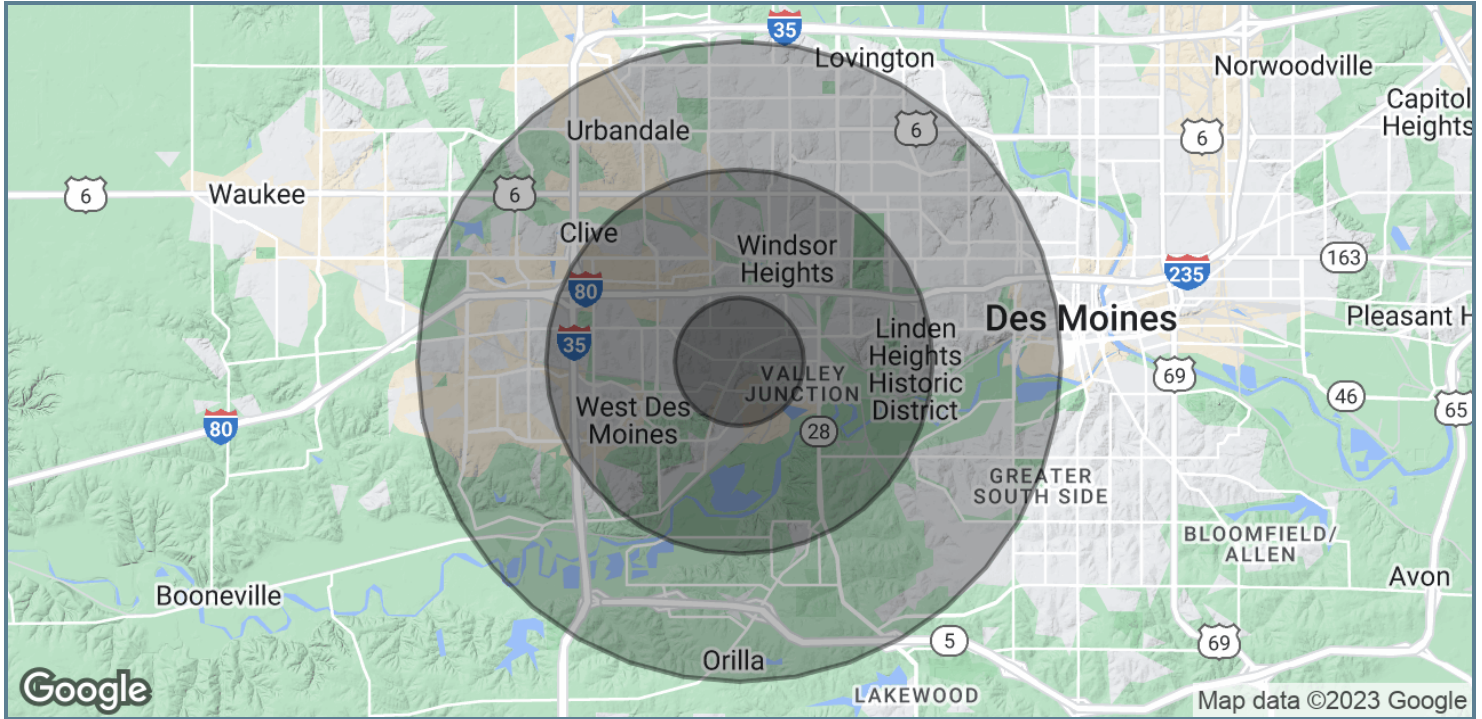
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,273	69,854	173,101
Average Age	37.6	38.8	38.1
Average Age (Male)	36.2	37.8	37.1
Average Age (Female)	42.3	40.5	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,353	32,763	80,008
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$83,302	\$91,611	\$87,615
Average House Value	\$171,799	\$212,955	\$210,770

* Demographic data derived from 2020 ACS - US Census

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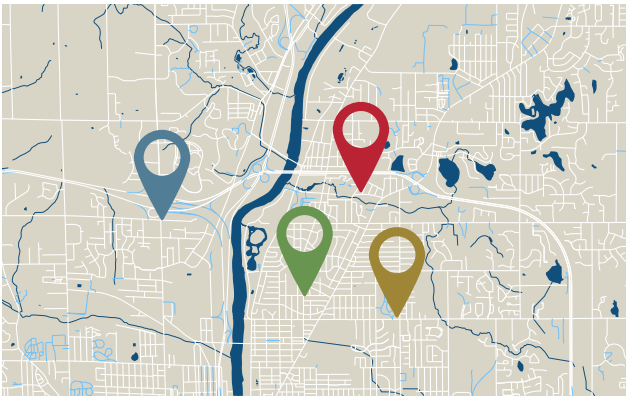
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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

847-904-9200

2500 Lehigh Avenue, Glenview, IL 60026

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