



Downtown Mixed Use Medium Density Medium-High Density Open Space/Stormwater

For Sale

Prime Re-development Opportunity

- Lot Size: 3.00 Acres
- Sale Price: Negotiable
- Zoned: Central Business Mixed Use Development
- Nestled within Gray's Station development—a new urban neighborhood featuring a proposed 1,100 housing units
- Close proximity to Martin Luther King Parkway
- Nearby development includes residential units at Gray's Landing, as well as the addition of a pedestrian bridge that will connect downtown to Gray's Lake and Water Works Park

**1350 Tuttle Street
Des Moines, Iowa**

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Location



Demographics

	1 Mile	3 Mile	5 Mile
Population	7,271	101,118	221,241
Households	4,634	40,657	89,164
Average HH Income	\$59,572	\$65,627	\$67,207

Traffic Counts

Martin Luther King Jr. Parkway	16,400 VPD
Fleur Drive	38,500 VPD
Interstate 235	96,700 VPD

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