

# Prime retail opportunity at Drake University



2530 University Ave  
DES MOINES, IOWA 50311

## Availability

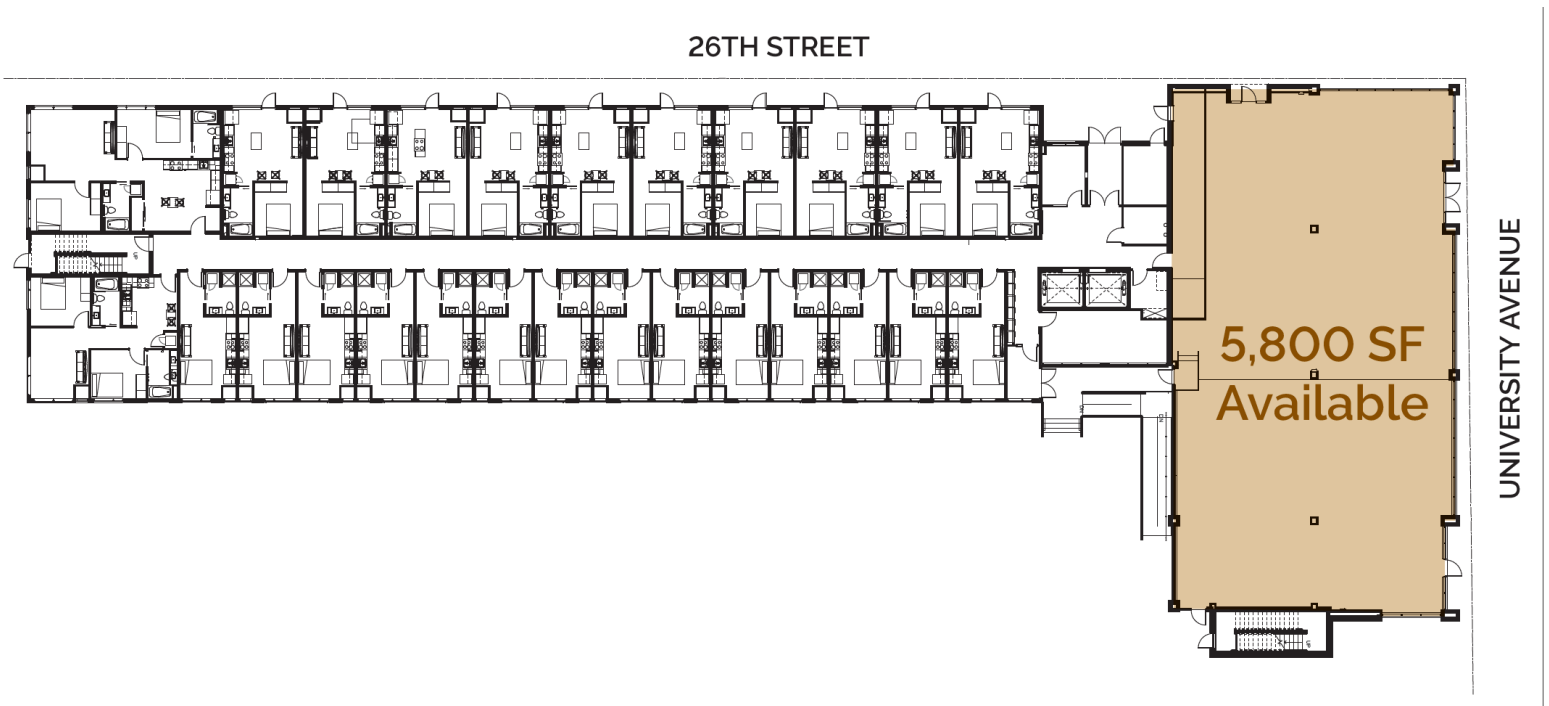
1,020 SF – 5,800 SF

## Lease Rate

Negotiable

## TI Allowance

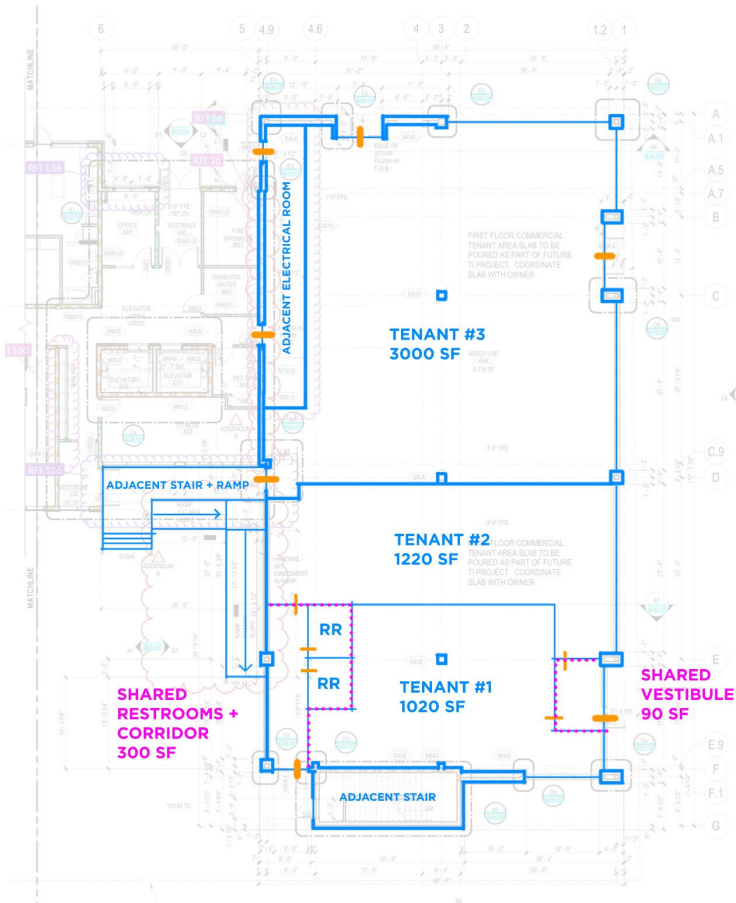
\$30.00/ SF



# SITE PLAN

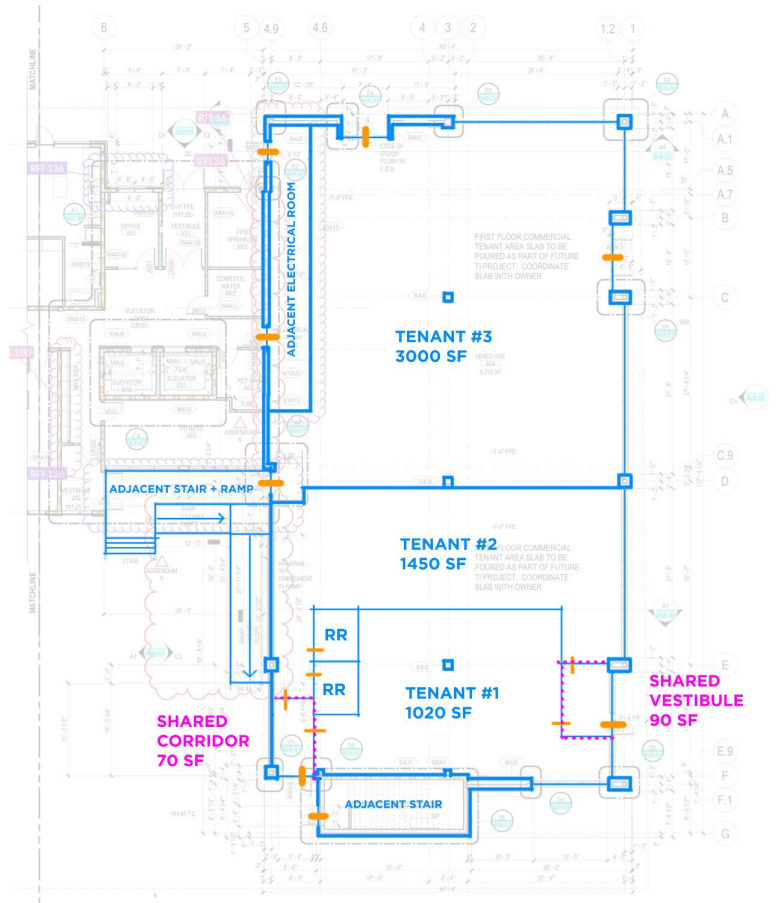
## Option A

Not to scale, subject to change



## Option B

Not to scale, subject to change



The following plan is for marketing purposes and actual square footage subject to change.

# SITE PLAN





2530 UNIV





IVERSITY





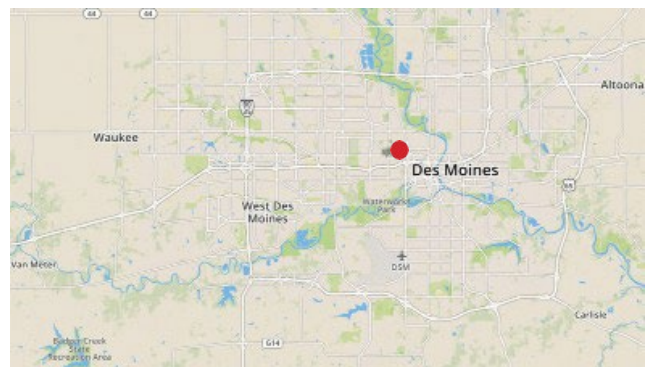
2530 University Ave is located in the heart of the action of the actively transforming Drake Neighborhood. Its neighbors include the recently completed University Ave Streetscape project, the Home2 Suites by Hilton, Harkin Institute, and Community Stadium which is a partnership between Drake & DM Public Schools.

Apartments are occupied with retail space ready for tenancy.



79

Walk Score®



# LOCATION



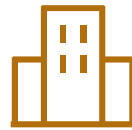
234,739  
total population



95,754  
households



5,000+  
Drake students,  
85% from outside  
of central Iowa



207,000  
visitors to campus spend  
\$14.9M per year



17,041  
VPD University Ave.



39.5  
median age

\$140,000

median AGI for parents of out of state  
students; \$114,243 for in-state.

\$35.9M

taxable spending by  
students per year

1,080+

employees earn direct compensation  
and benefits of \$86.6 mil. each year

\$71,122

average household  
income

demographics for 5-mile radius around property unless otherwise noted

# DEMOGRAPHICS



2530 University Ave  
DES MOINES, IOWA 50311

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# CONTACT

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.