



# FOR LEASE OR SALE

1.35 - 3.5 AC Outlots Available



**Outlot 1**

**Outlot 3**  
Under contract

**Outlot 2**

1.78 AC

1.77 AC

1111 EAST ARMY POST ROAD, DES MOINES, IOWA



# SOUTHRIDGE PLAZA

THE 117-ACRE SOUTHRIDGE PLAZA PROJECT IS TRANSFORMING THE ONCE-BUSTLING SOUTHRIDGE MALL SHOPPING CENTER INTO A VIBRANT MIXED-USE LIFESTYLE DESTINATION, WITH TWO PRIME OUTLOTS NOW AVAILABLE FOR LEASE OR SALE.

Spaces once occupied by former megastore anchors like Sears, Younkers, and Toys-R-U's have been reimagined into community-serving uses including the state-of-the-art Genesis Health Club fitness facility and multi-sports complex and a new VA outpatient clinic. These strategic outlot opportunities offer developers and retailers the chance to capitalize on the project's momentum, positioned within a thriving mixed-use environment that includes a demailed retail plaza with national retailers, multifamily residential developments, and a community college satellite campus. The multi-phase plan creates a dynamic, community-oriented destination that supports Des Moines' health, wellness, and entertainment needs, making these available outlots an ideal investment in one of the city's most promising redevelopment success stories.



## Outlots Available

**Outlot 1**  
1.35-1.915 Acres\*  
For Lease Only

**Outlot 2**  
1.77 - 3.5 Acres  
For Lease or Sale

**Outlot 3**  
1.95 Acres\*  
Under contract

**3.8M**  
Annual Visitors

**3%**  
Growth In Visitors  
Year Over Year

**43,000 VPD**  
SE 14th Street and  
Army Post Road

# SOUTHRIDGE PLAZA TRADE AREA

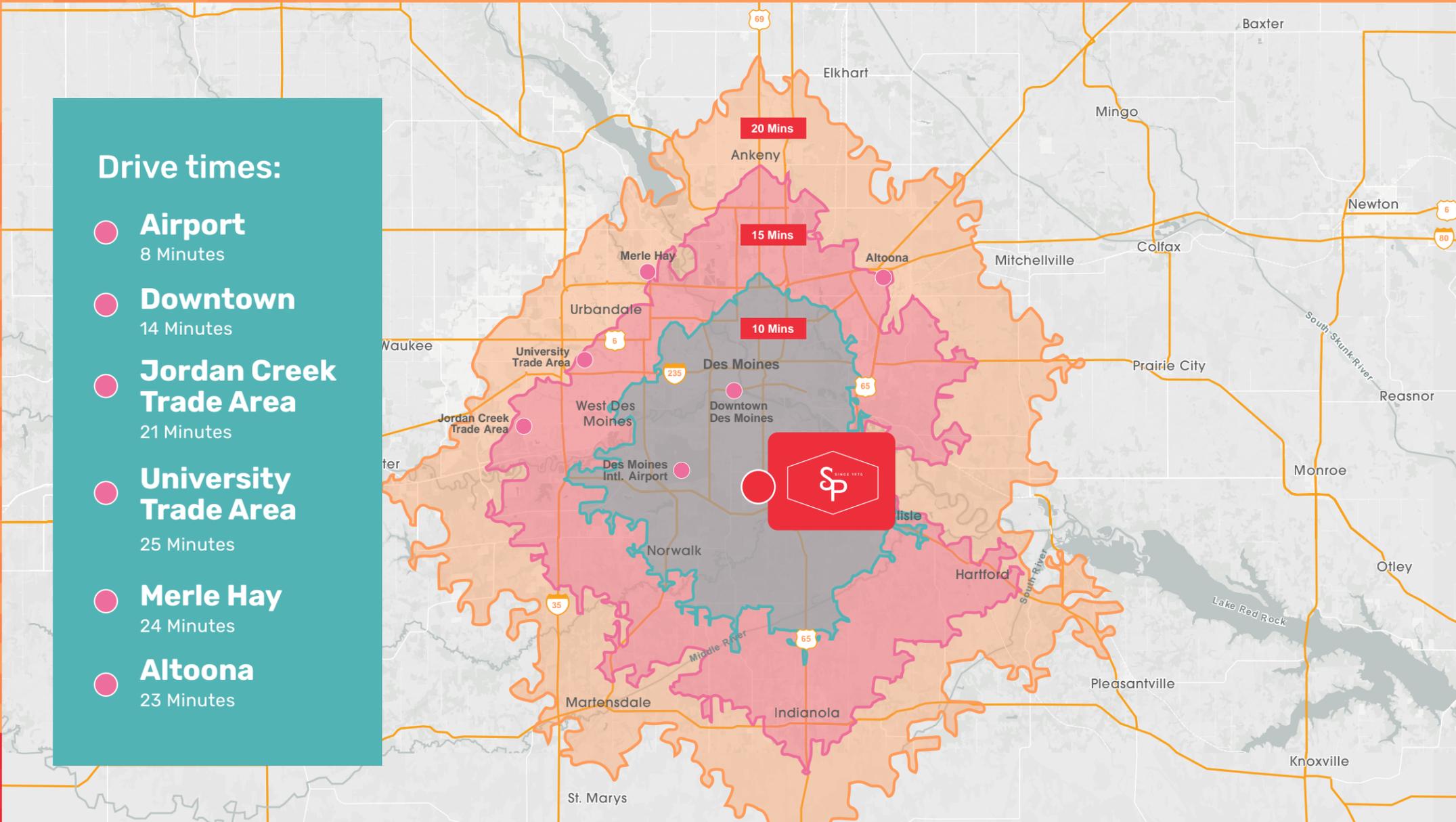
ARMY POST ROAD REPRESENTS ONE OF DES MOINES' PREMIER RETAIL DESTINATIONS, FEATURING HEAVY TRAFFIC VOLUMES AND AN IMPRESSIVE CONCENTRATION OF LOCAL, REGIONAL, AND NATIONAL RETAILERS

This bustling commercial corridor hosts dozens of established businesses, creating a diverse retail ecosystem that draws shoppers from across the metropolitan area. The street's consistent traffic patterns and retail density make it a proven location for successful commercial ventures, offering retailers access to a steady stream of potential customers and the benefit of being part of an established shopping district.



## Southridge Plaza





# LEVERAGING LOCATION

**SOUTHRIDGE PLAZA IS STRATEGICALLY SITUATED ALONG ONE OF THE CITY'S KEY COMMERCIAL CORRIDORS.**

This location provides excellent visibility and accessibility for shoppers traveling along the Army Post Road corridor, which connects multiple residential neighborhoods on Des Moines' south side. The shopping center benefits from its position in an established retail district with strong traffic patterns and convenient access for the surrounding community. Its location along this major thoroughfare ensures consistent exposure to both local residents and commuters, making it a natural destination for everyday shopping needs and services.

## Demographics:

### 10 Minutes

**66,478**  
Population

**36.0**  
Median Age

**\$68,672**  
Household Income

### 15 Minutes

**144,256**  
Population

**35.6**  
Median Age

**\$66,905**  
Household Income

### 20 Minutes

**318,439**  
Population

**36.7**  
Median Age

**\$72,521**  
Household Income



## Broker Contacts

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