



 **JLL** SEE A BRIGHTER WAY

For lease

Prime retail
opportunity in the
Drake neighborhood

3,278 SF

2307 University Avenue
Des Moines, Iowa 50311

Property overview

Availability: 3,278 SF

Lease rate: \$15.00 PSF NNN

TI Allowance: Negotiable

- Historic venue known in the community
- Capacity: 328 people
- Great opportunity for restaurant, entertainment, or other retail uses
- Highly trafficked area just East of Drake University and new residential developments

Contact broker for additional information

jll.com/des-moines

Nick Anderson

Associate

nicholas.anderson@jll.com

+1 515 729 6015

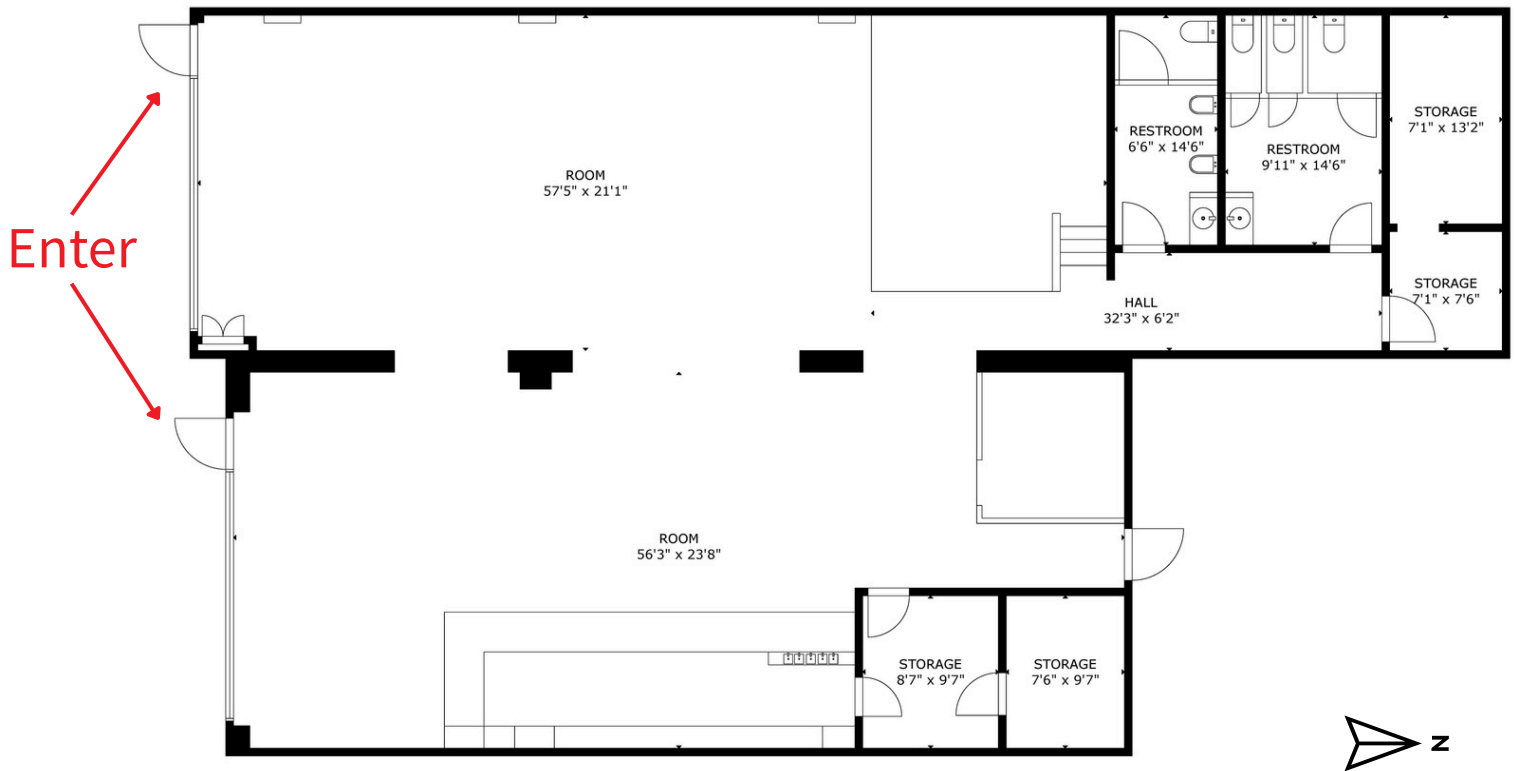
Meredith Hedstrom

Vice President

meredith.hedstrom@jll.com

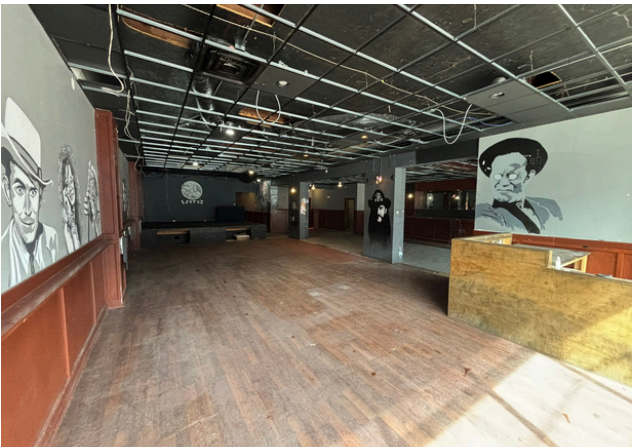
+1 515 419 2963

Floorplan



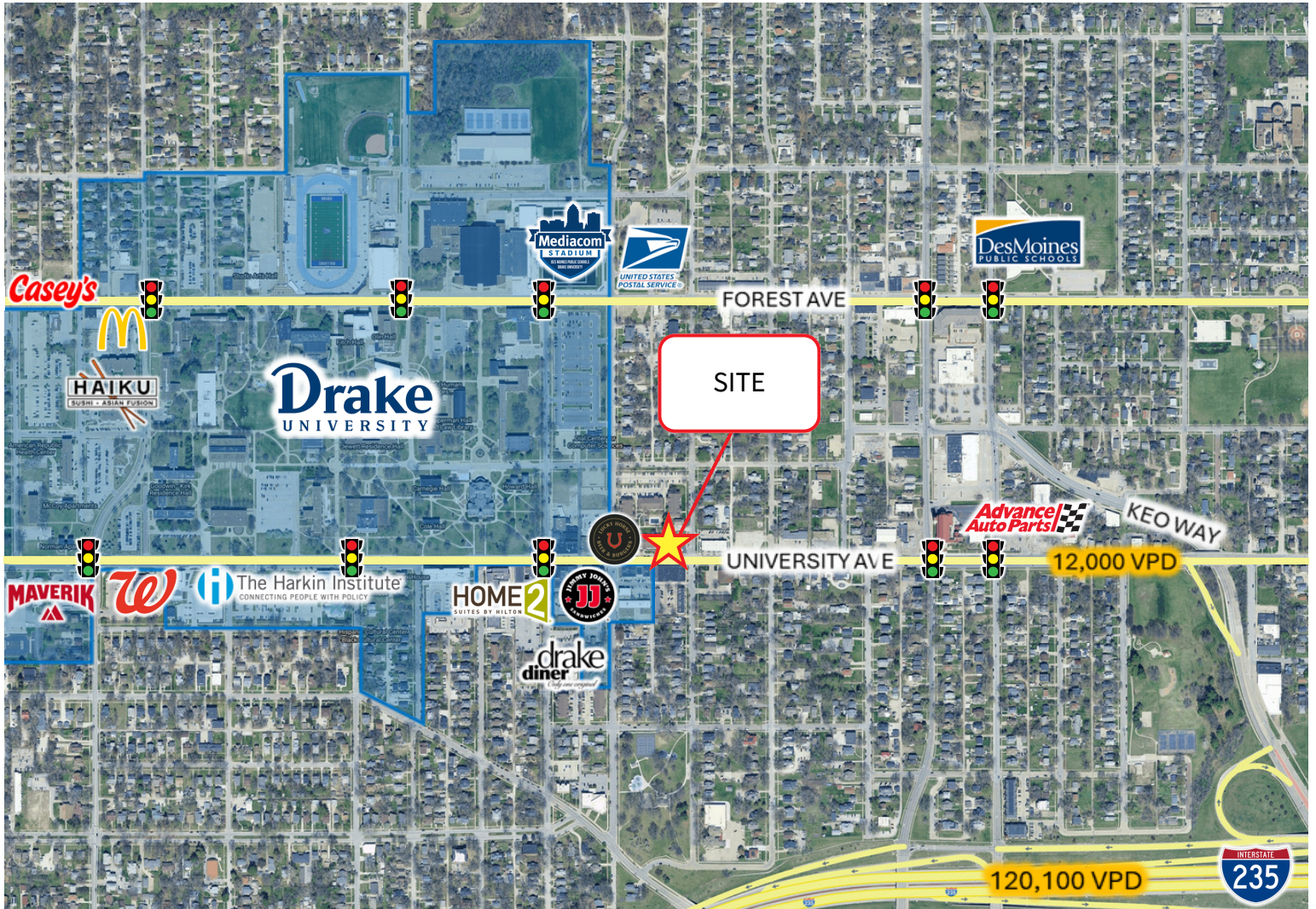
Demographics	Radius of the Property		
	1-mile	3-miles	5-miles
Population	21,349	108,342	222,275
Households	8,369	47,896	94,719
Average HH Income	\$64,406	\$90,157	\$90,333

Images



For lease

2307 University Avenue, Des Moines, Iowa 50311



Contact broker for
additional information

jll.com/des-moines

Nick Anderson

Associate

nicholas.anderson@jll.com

+1 515 729 6015

Meredith Hedstrom

Vice President

meredith.hedstrom@jll.com

+1 515 419 2963