



For lease

Free standing QSR or
prime pad-site
available for lease

3,242 SF

11406 Forest Avenue
Clive, Iowa 50325

Property overview

Building size: 3,242 SF

Lot size: 1.41 acres

Lease rate: Contact broker for pricing

- Highly trafficked corridor on University Avenue - 29,055 VPD
- Available to lease existing improvements or redevelop lot
- Right off I-80/35 ramps
- Close proximity to other retailers, office users, entertainment, and residential

**Contact broker for
additional information**

jll.com/des-moines

Jones Lang LaSalle Americas, Inc.

Aaron Hyde

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Images



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Demographics	Radius of the Property		
	1-mile	3-miles	5-miles
Population	6,851	74,069	190,052
Population Daytime	19,882	112,771	211,691
Households	3,236	31,421	79,006
Average HH Income	\$124,365	\$137,287	\$132,975

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