

FOR LEASE

10,000 - 105,000 SF Available



Theatre
45,722 SF

South Mall
10,000 - 105,000 SF

West Mall
10,000 - 100,000 SF

ARMY POST RD (25,400 VPD)

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 PREMIUM INLINE SPACES NOW AVAILABLE FOR LEASE.

Spaces once occupied by former megastore anchors like Sears, Younkers, and Toys-R-Us 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 inline opportunities offer retailers and businesses the chance to capitalize on the project's momentum, with a 45,000 SF former theatre building and 10,000-105,000 SF of flexible west mall inline space available. Positioned within a thriving mixed-use environment that includes a demalled retail plaza with national retailers, multifamily residential developments, and a community college satellite campus, these spaces provide exceptional visibility and access. The multi-phase plan creates a dynamic, community-oriented destination that supports Des Moines' health, wellness, and entertainment needs, making these available inline spaces an ideal investment in one of the city's most promising redevelopment success stories.



Retail Availabilities

Former Mall Space

10,000-105,000 SF

For Lease Only

Former Movie Theatre

45,722 SF

For Lease or Sale



3.8M

Annual Visitors



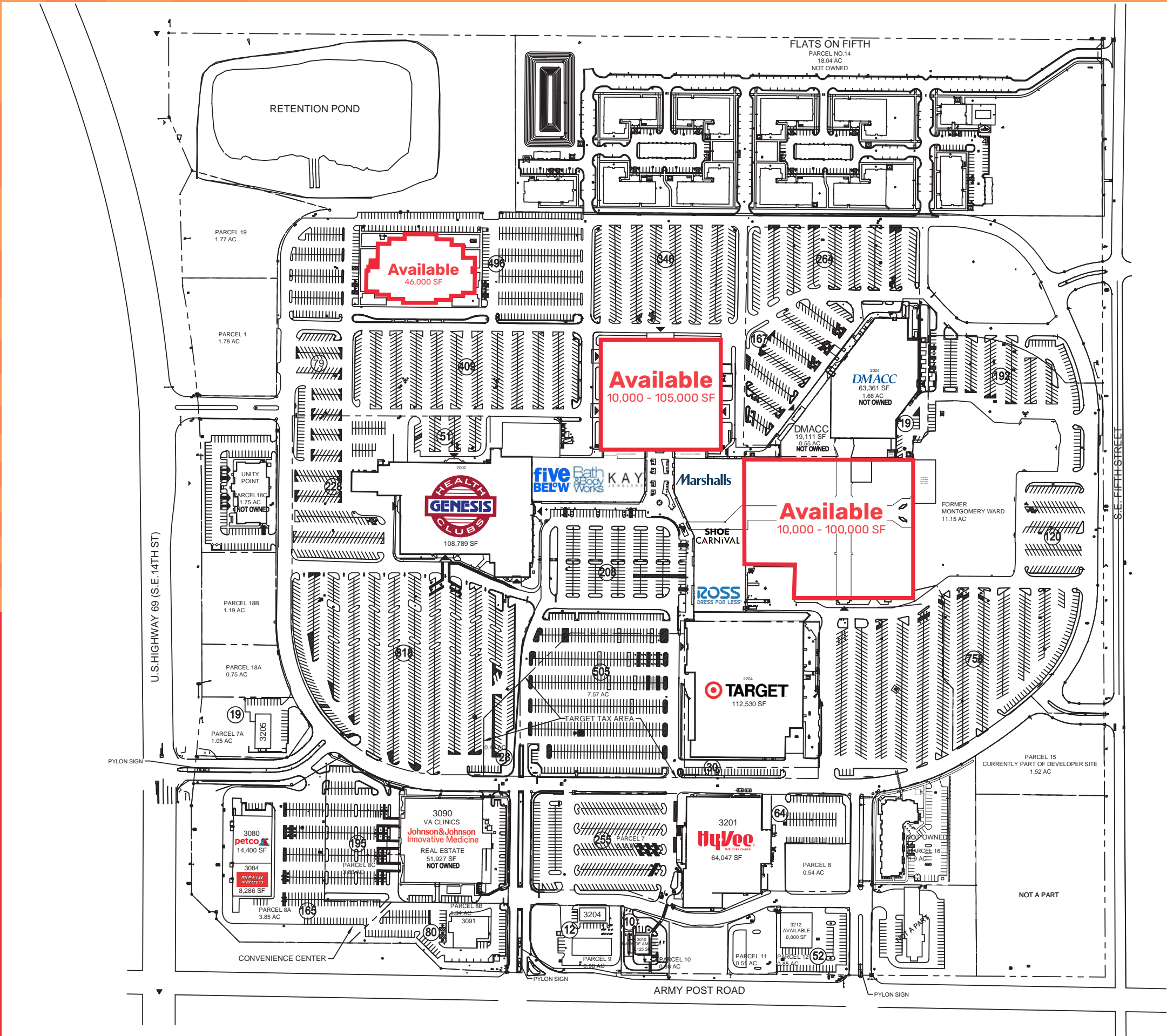
3%

Growth In Visitors Year Over Year



43,000 VPD

SE 14th Street and Army Post Road



SOUTHRIDGE PLAZA SITE PLAN

SOUTHRIDGE PLAZA TRADE AREA

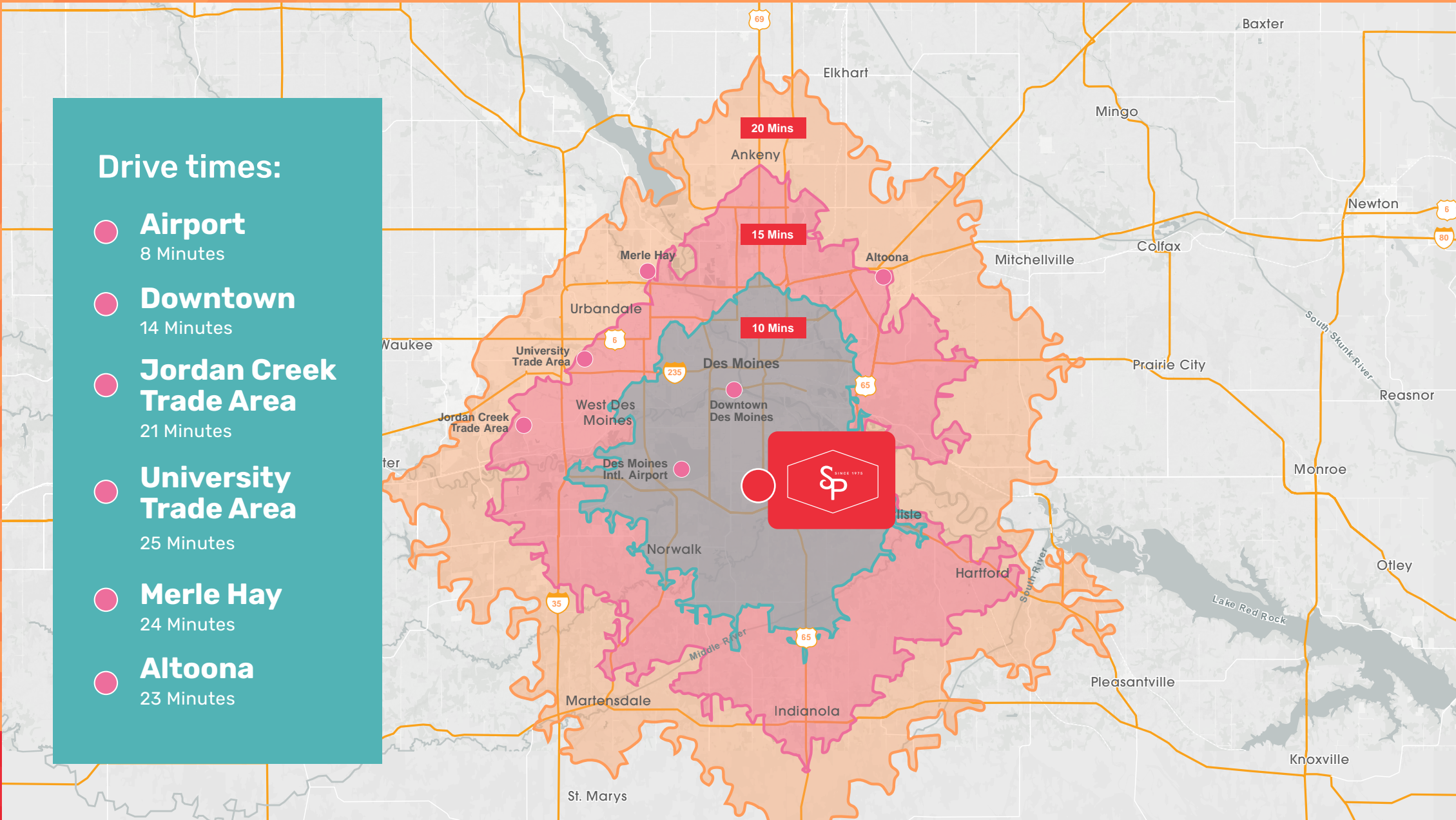
ARMY POST ROAD REPRESENTS ONE OF DES MOINES' PREMIER RETAIL DESTINATIONS, FEATURING HEAVY TRAFFIC VOLUMES AND AN IMPRESSIVE CONCENTRATION OF LOCAL, REGIONAL, AND NATIONAL RETAILERS

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

- UnityPoint Health
- T-Mobile
- MIDAS
- DMACC
- five BELOW
- TARGET
- FIATS
- NATIVEBID Auction Services
- petco
- HEALTH GENESIS CLUBS
- ROSS DRESS FOR LESS
- Bath & Body Works
- KAY JEWELERS
- HyVee EMPLOYEE OWNED
- HyVee Fast & Fresh
- Auntie Anne's
- CINNABON
- SHOE CARNIVAL
- Marshalls



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

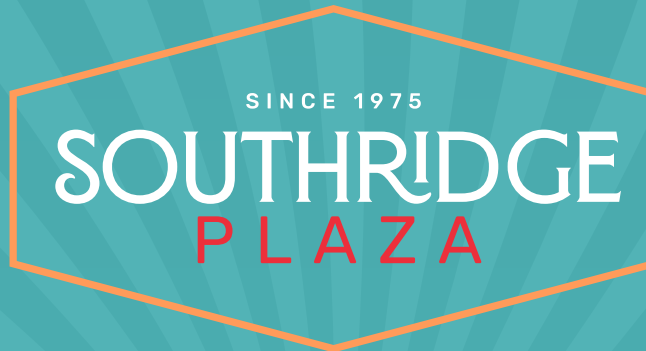
\$66,905
Household Income

20 Minutes

318,439
Population

36.7
Median Age

\$72,521
Household Income



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