



# For Lease

## Walnut Center – For Lease

A unique investment opportunity to purchase a fully occupied neighborhood center located along the crossroads of Des Moines major thoroughfare – Interstate 235

- Rate: \$9.00 - \$11.00 NNN
- Availability:
  - Suite I: 1,730 SF
  - Suite K: 2,450 SF
  - Max contiguous: 1,730 SF
- Located directly off I-235 on/off-ramp
- Traffic Count 19,300 VPD (73<sup>rd</sup> Street)
- Excellent proximity to hotels, restaurants, & retail amenities
- Neighborhood Shopping Center Tenants, Include: Moda Salon, Wild Birds Unlimited, & Suite Dreams

**801-803 73<sup>rd</sup> Street,  
Windsor Heights, IA 50324**

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# Location



## Demographics

	1 Mile	3 Miles	5 Miles
Population	10,090	90,395	187,606
Households	4,676	39,841	79,470
Average HH Income	\$84,372	\$87,162	\$90,196

## Traffic Counts

73rd Street	19,300 VPD
Office Park Road	6,820 VPD
Interstate 235	124,700 VPD

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.

