



# For Lease

**An excellent opportunity for a retail storefront or office, or speakeasy at the Lyon Flats**

- Located in the East Village fronting an area that has seen tremendous growth and major redevelopment
- Availability: 2,250 SF
- Rate: \$19.50 NNN
- Easy side street parking and garage parking across the street
- Excellent location with apartments, shops & restaurants within walking distance
- Easy access to the major Downtown thoroughfares and I-235

**600 East 5<sup>th</sup> Street  
Des Moines, IA 50309**

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# LOCATION



## Demographics

	5 Mile	10 Miles	15 Miles
Population	223,063	461,252	588,101
Households	88,561	182,956	228,831
Average HH Income	\$69,080	\$84,924	\$92,241

## Traffic Counts

E 6 <sup>th</sup> Street	10,600 VPD
E Grand Avenue	11,801 VPD
Interstate 235	79,000 VPD

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