

OFFICE FOR SALE

5615 HICKMAN RD

DES MOINES, IA | 50310

3,290 SF | \$411,000

CONTACT

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

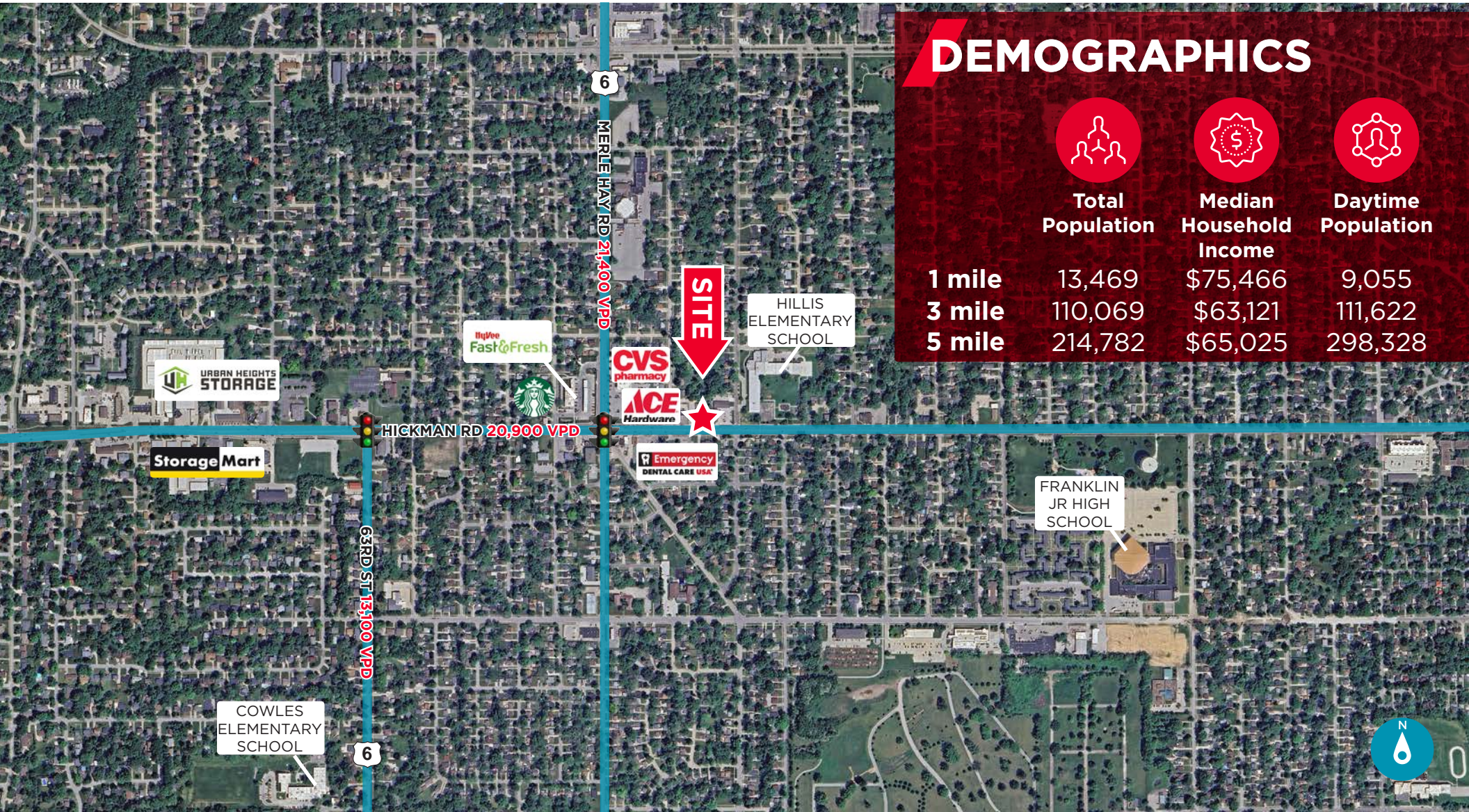
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PROPERTY HIGHLIGHTS




- 3,290 SF building | .795 AC lot
- Built in 1965
- Highly visible and easily accessible office building
- Ideal building for childcare facility
- Large fenced in backyard
- On-site storage shed
- Monument signage on Hickman Rd
- Billboard sign lease generates \$1,500 a year in revenue



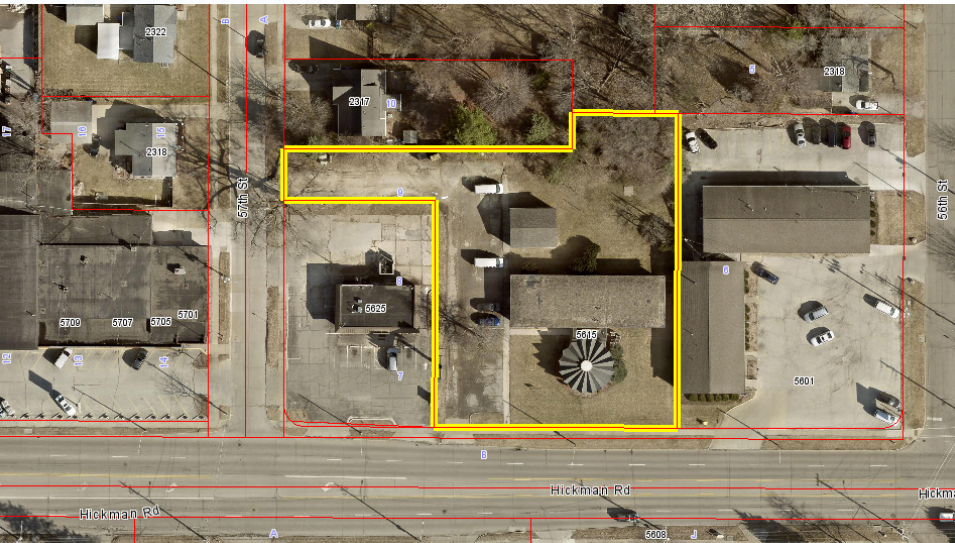
LOCATION



DEMOGRAPHICS

	 Total Population	 Median Household Income	 Daytime Population
1 mile	13,469	\$75,466	9,055
3 mile	110,069	\$63,121	111,622
5 mile	214,782	\$65,025	298,328

PHOTOS



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