

Outstanding retail corner located in the fast growing Hickman Road retail corridor of the Western suburbs of Des Moines.

- Walgreens & Arby's on corner.
- 13.95 Acres
- High growth area
- Proposed 100,000 square foot retail center
- Traffic Counts:  
     Hickman Road 51,700 (E/W)  
     156th Street 21,000 (N/S)
- Senior Care Possible

**Local Businesses**

- Walgreens
- Arby's
- Kum & Go
- Bank of the West
- Wendy's



**LEASE OR BUILD TO SUIT**

For more information please contact:

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DEMOS	1 MILE	3 MILE	5 MILE
Population	11,839	56,204	101,049
Households	3,988	20,642	39,486
Median Age	35.7	33.8	35.3
Median Income	\$125,944	\$103,053	\$96,749
Average Income	\$153,575	\$126,838	\$119,993