

For Lease

CBRE

Stoney Pointe

5921 SE 14th St Des Moines, IA 50320 | www.cbre.com/desmoines



Property Description

Retail space available for lease in established community center located along SE 14th Street, one of Des Moines' busiest retail corridors. This center offers excellent accessibility and access via a signalized intersection at E Diehl Avenue. Stoney Pointe benefits from strong co-tenancy in the immediate area including Menards located across the street and Home Depot and Wal-Mart Supercenter located 0.5 miles to the North. A new Starbucks, Culver's, and Taco Bell are located on the shopping center's outlots, creating a stream of consistent consumer traffic for the center.

Available Space

Suite 700

- + 2,000 - 3,930 SF
- + Former fitness center

Suite 200

- + 2,754 SF
- + Former Chiropractor's office
- + End-cap space with drive-thru

Pricing

- + Lease Rate: Call Broker
- + OPEX - \$9.46/SF
- + TI Allowance Available for Qualified Tenants

Lease Plan



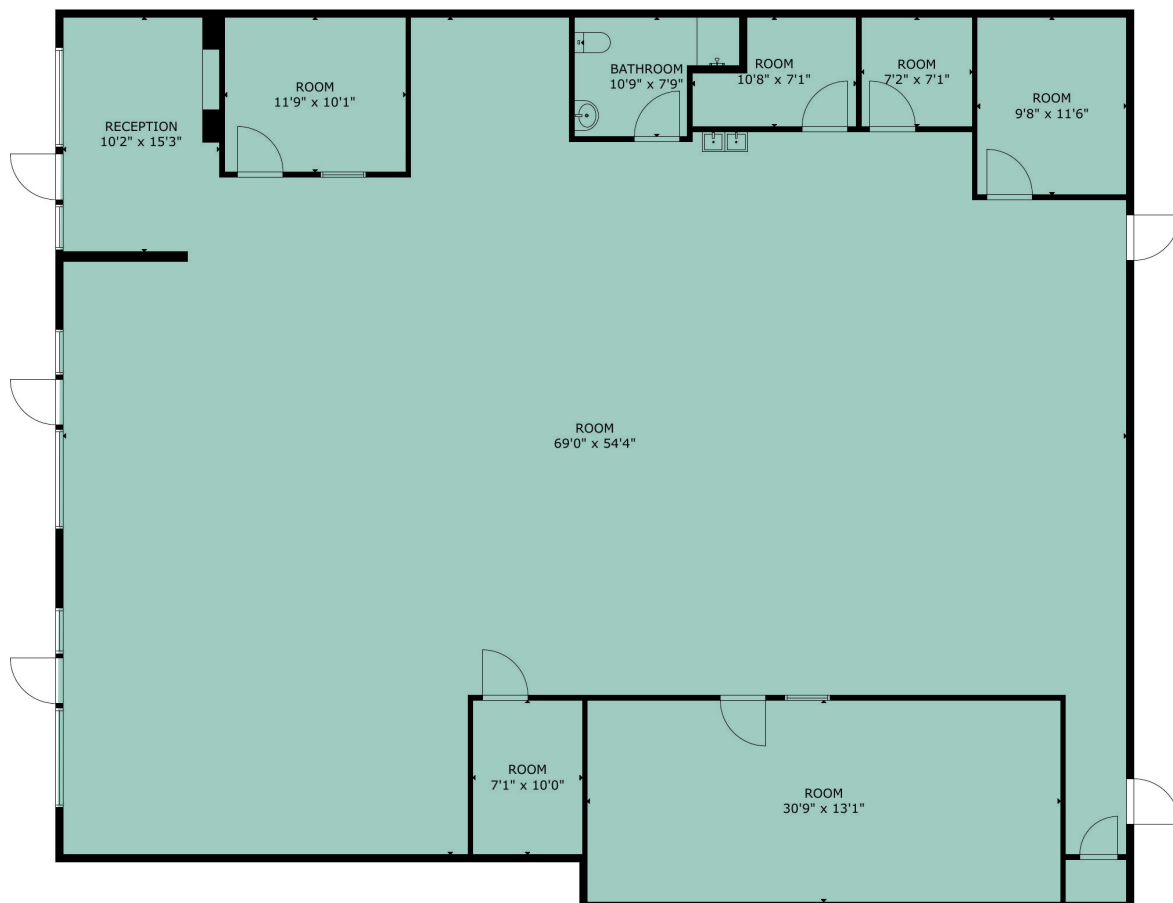
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Suite 700 - 2,000-3,930 SF



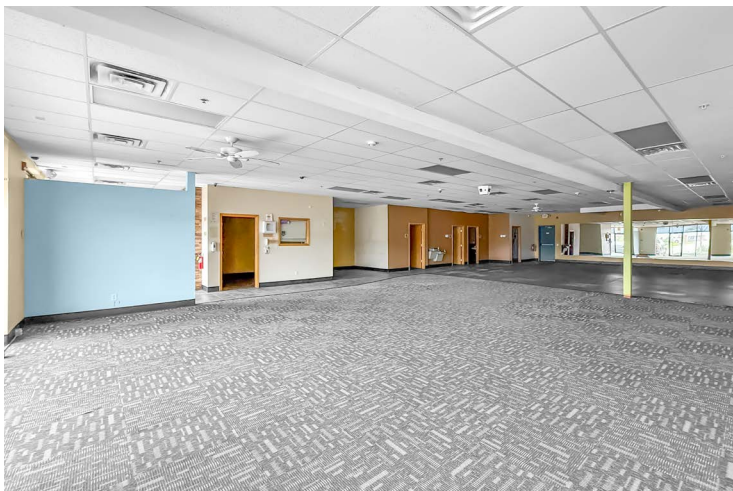
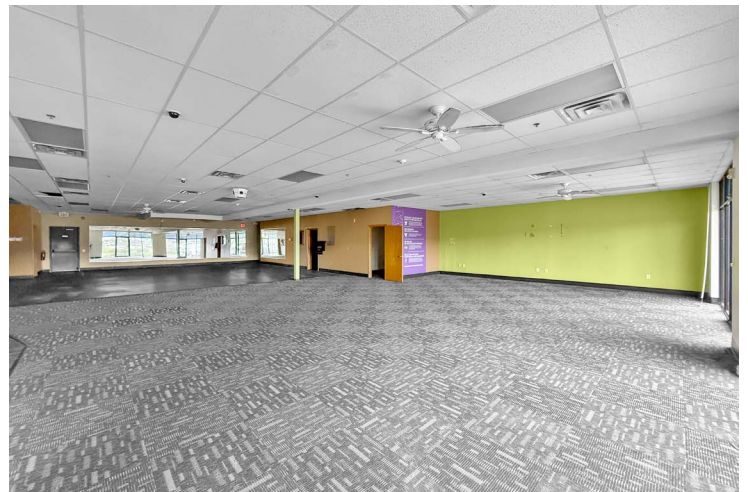
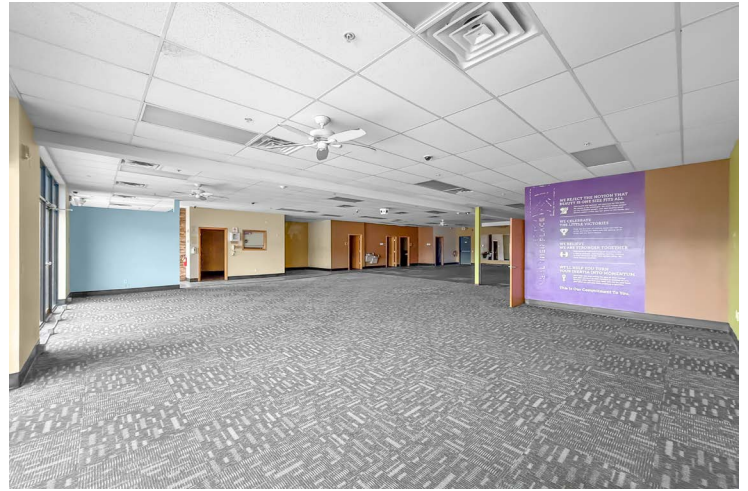
Floor Plan



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Suite 700 - Interior Photos



Suite 200 - 2,754 SF



Floor Plan



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Suite 200 - Interior Photos



Building Features:

- + Monument Signage
- + Ample Parking
- + Less than one mile away from intersection of Army Post Road and SE 14th Street
- + 26,117 VPD on SE 14th Street
- + Co-Tenants include RC Dermatology, Rock Valley Physical Therapy, Weight Watchers, B2B Salon, Armed Forces, Physiotherapy Associates, 160 Driving Academy, and Goodwill Connection Center.
- + Nearby businesses include Starbucks, Culver's, Taco Bell, 7 Brew Coffee, NAPA Auto Parts, Dollar Tree, Raising Cane's, Olive Garden, Menards, Jiffy Lube, and Kum & Go.

Demographics

Demographics	0.5 MILE	1 MILE	1.5 MILE
Total Households	679	3,470	8,696
Total Population	1,383	8,648	21,914
Average HH Income	\$52,361	\$72,696	\$85,873



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