

For Lease

CBRE

# Stoney Pointe

5921 SE 14th St Des Moines, IA 50320 | [www.cbre.com/desmoines](http://www.cbre.com/desmoines)



Retail

## 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

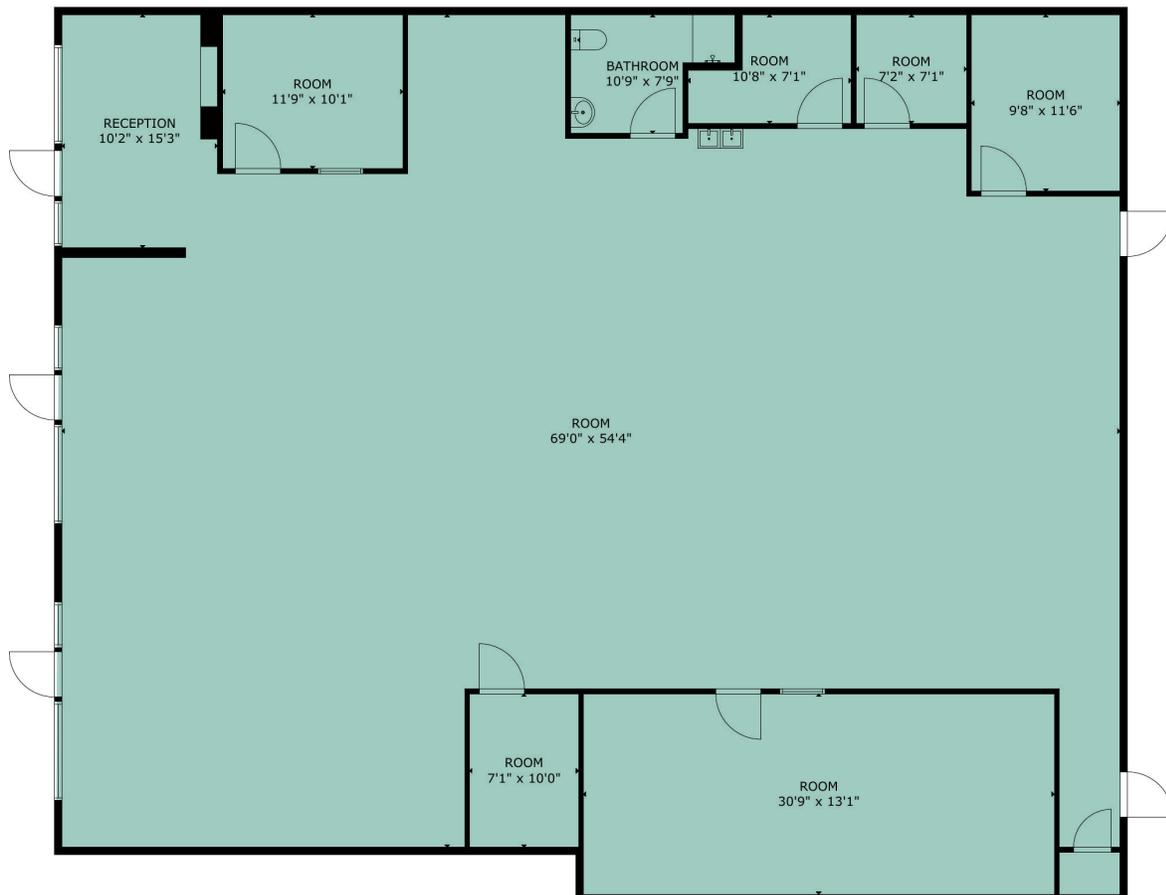
# Lease Plan



Suite 700 - 2,000-3,930 SF



Floor Plan



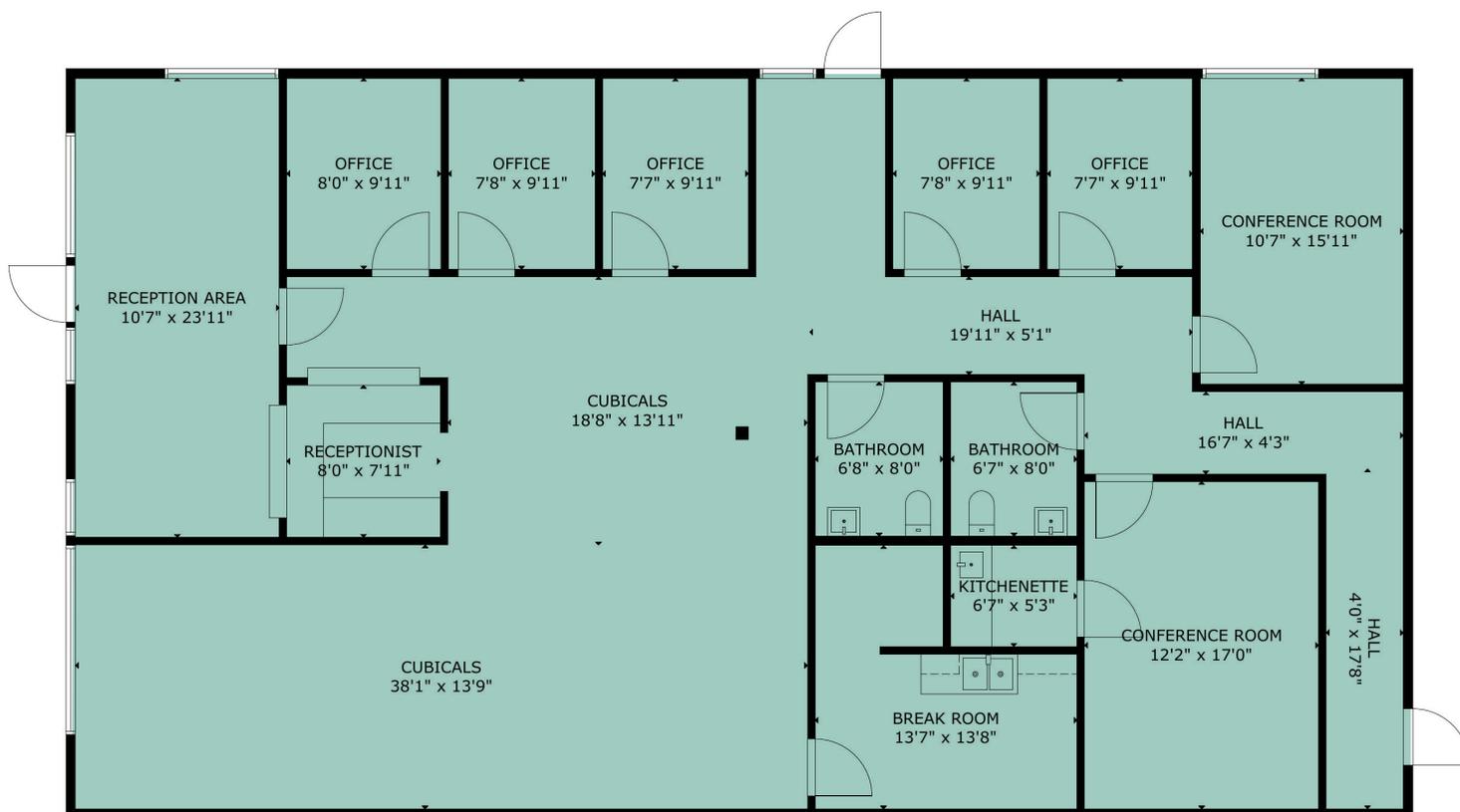
Suite 700 - Interior Photos



# Suite 200 - 2,754 SF



## Floor Plan



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 |



# Aerial Map



## Contact Us

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