



For Sale

sears



Price: \$ 5,642,775
 Price Per SF: \$ 25
 Building Size: 225,711 SF
 Site Size: 12.86 Acres
 Property Format: Sears
 Zoning: C-4 Commercial
 Parking Spaces: 581
 Year Built: 1959

Building Dimensions: 337 Ft. Wide x 427 Ft. Deep
(Irregular)
 Building Configuration: Mall
 Ownership: Owned
 Adjacent Developments:
 North: Hobby Lobby, Harbor Freight, Burlington
 South: Rent a Center, Catherine's, Walgreens
 East: Price Chopper, Office Depot, Northern Tool
 West: Residential

Property Highlights

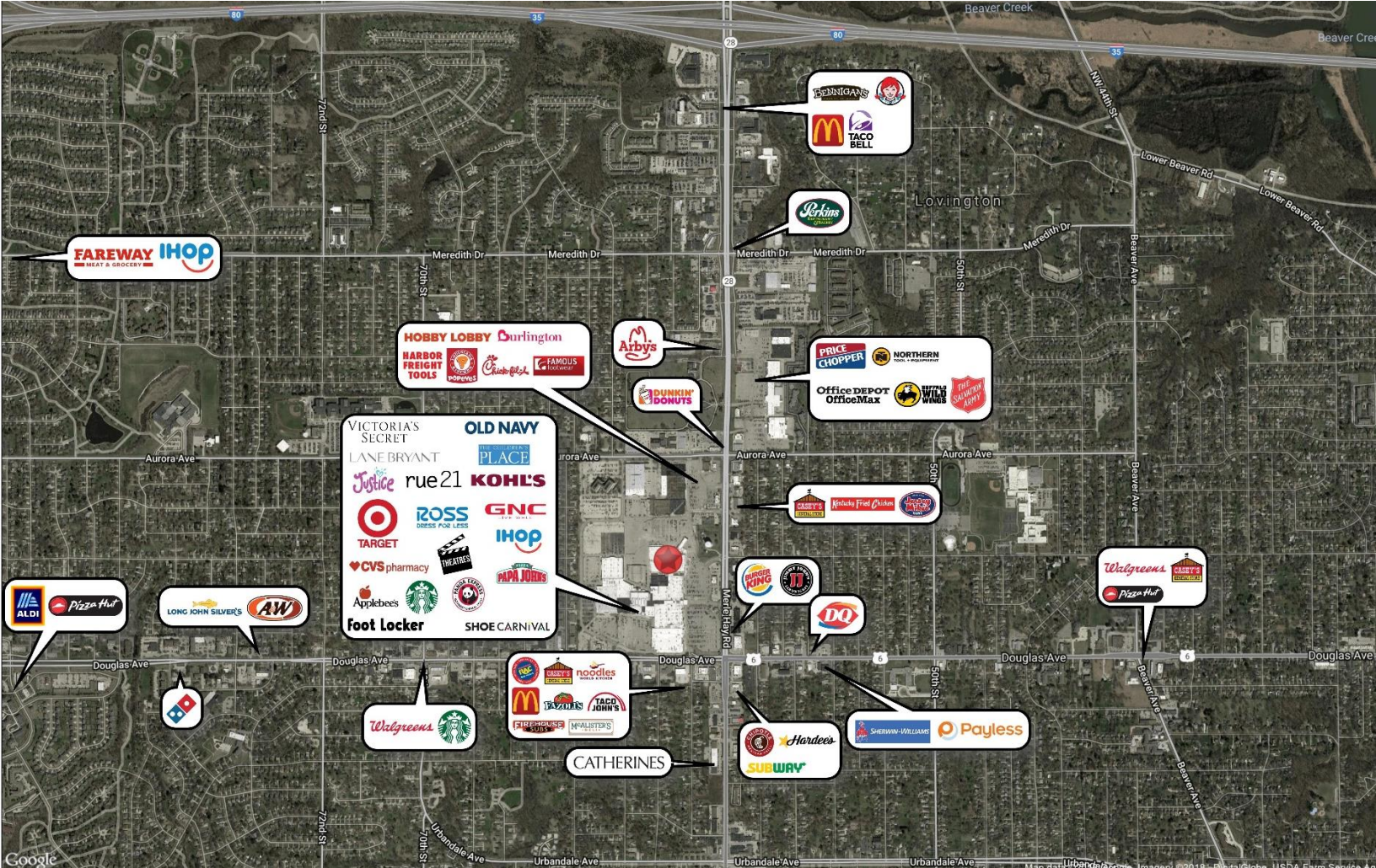
- Part of 925,000 SF Merle Hay Mall
- Super regional access (I-80/ I-35 Merle Hay Interchange)
- Over 47,000 cars per day at Douglas Ave. and Merle Hay Rd.
- Anchors include Target, Kohl's, Flix Brewhouse, ULTA, Old Navy and several others

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 Des Moines, IA**

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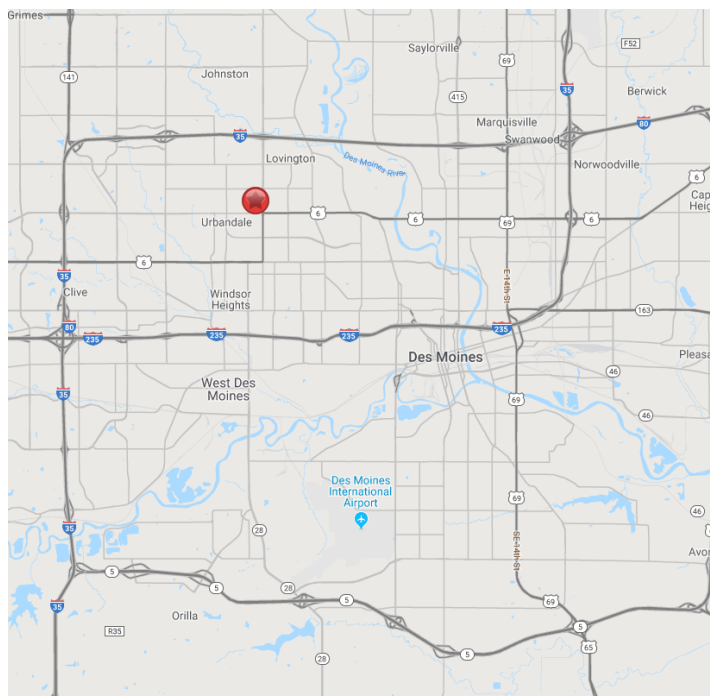


Demographic Summary

	1 mile	3 miles	5 miles
TOTAL POPULATION	13,879	91,839	202,132
DAYTIME POPULATION	6,687	35,392	162,540
AVERAGE HH INCOME	\$78,531	\$88,855	\$85,475
AVERAGE AGE	37.3	38.5	37.0

Traffic Counts

Hwy 28/ Merle Hey Rd.	25,600 VPD
Douglas Ave.	17,400 VPD



DISCLAIMER

The information contained herein is obtained from sources believed to be reliable. However, Jones Lang LaSalle and local brokers make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

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