



Actual Property

# RETAIL REDEVELOPMENT OPPORTUNITY

11406 Forest Ave, Clive, IA 50325

\$1,300,000

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# INVESTMENT SUMMARY

## HIGHLIGHTS

- + Operating KFC – Delivered Vacant at Closing
- + Prime Retail Development Opportunity Featuring Excellent Signage and QSR Infrastructure
- + Flexible Building Footprint Suitable for QSR, Coffee, Dessert, or Small-Format Retail
- + Healthy Demographics of 190,052 Residents in 5-Mile Radius And Positive Population Growth Expected in the Next 5 Years
- + Affluent 1-Mile Community With Average Household Income of \$124,365
- + Excellent Visibility Along University Ave With 28,500 VPDs
- + Easy Access From I-80 With Traffic Counts of 107,800 Vehicles
- + Surrounded by National Retailers Including Target, Starbucks, McDonald's, Kohl's, and Walgreens
- + Several Hotels, Schools, and Apartments Nearby Generating Additional Traffic to the Area
- + Just 10 Miles From Des Moines International Airport

## EXCLUSIVELY MARKETING BY



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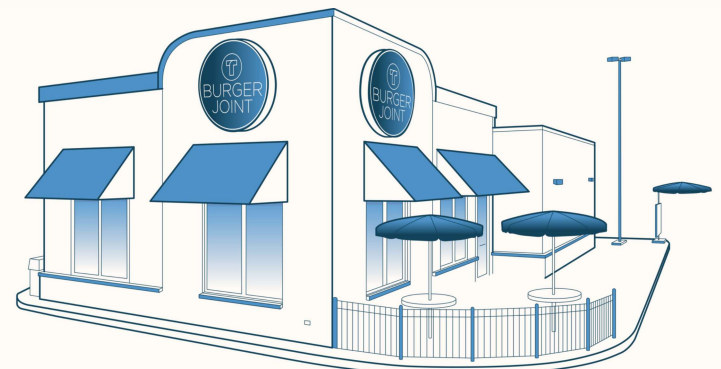


**PRICE**

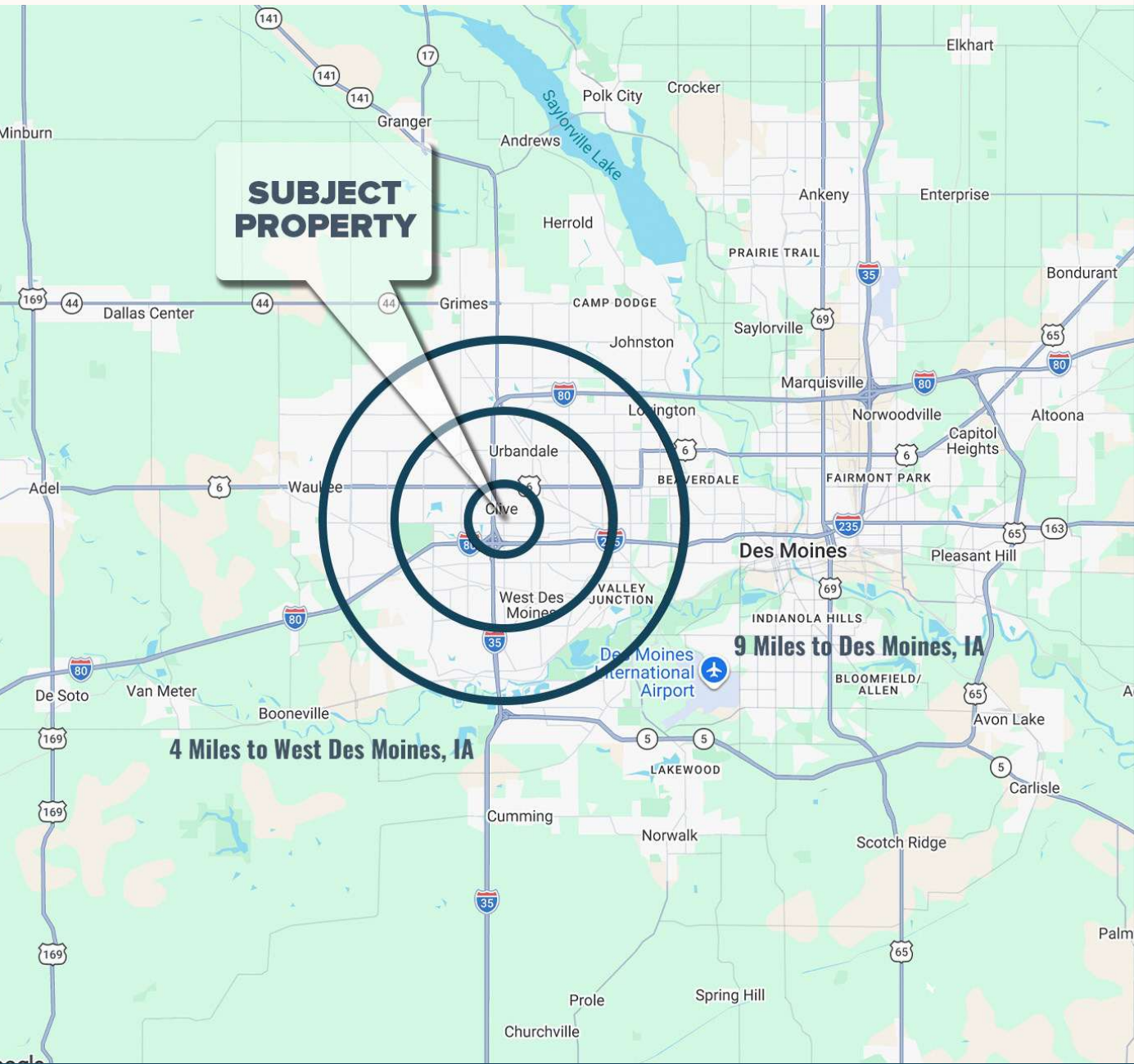
**\$1,300,000**

## PROPERTY DETAILS

|                      |                  |
|----------------------|------------------|
| Address              | 11406 Forest Ave |
| City, ST             | Clive, IA        |
| Sale Price           | \$1,300,000      |
| Land Area            | 1 Acres          |
| Year Built/Renovated | 1988             |
| Building Area        | 3,022 SF         |
| Price (PSF)          | \$430.18         |



# DEMOGRAPHICS



# CLIVE

Clive is one of Iowa's larger suburbs with a population of over 19,900 residents. It is located in the western part of the Des Moines metropolitan area and sits between Urbandale, West Des Moines, and Waukee with convenient access to Interstates 35, 80, and 235.

## TOTAL POPULATION

|                | 1 Mile | 3 Mile | 5 Mile  |
|----------------|--------|--------|---------|
| 2010 CENSUS    | 5,935  | 66,380 | 150,627 |
| 2025 ESTIMATED | 6,851  | 74,069 | 190,052 |
| 2030 PROJECTED | 7,131  | 77,539 | 203,017 |

## POPULATION GROWTH

|             | 1 Mile | 3 Mile | 5 Mile |
|-------------|--------|--------|--------|
| 2010 - 2025 | 15.43% | 11.58% | 26.17% |
| 2025 - 2030 | 4.09%  | 4.68%  | 6.82%  |

## HOUSEHOLD INCOME

|         | 1 Mile    | 3 Mile    | 5 Mile    |
|---------|-----------|-----------|-----------|
| Median  | \$83,266  | \$98,255  | \$96,730  |
| Average | \$124,365 | \$137,287 | \$132,975 |

# AREA OVERVIEW



## DES MOINES, IA

Des Moines, the capital and most populous city in Iowa, is an ideal destination for real estate investments. Located on the Des Moines River, it is a major center for the insurance industry and has a strong presence in financial services and publishing. Additionally, as the site of the first presidential caucuses, Des Moines offers unique political engagement opportunities, making it a dynamic and thriving city for residents and investors alike.

### ECONOMY

Des Moines boasts a robust economy driven by influential companies such as Principal Financial Group, Wellmark Blue Cross Blue Shield, and Kemin Industries. The city's thriving business landscape is further supported by Ruan Transportation Management Systems and Dwolla, making it a hub of financial and logistical innovation.

### CULTURE

Home to renowned institutions like the Des Moines Performing Arts and the Temple for Performing Arts, this vibrant cultural hub showcases a dynamic blend of creativity and tradition. From the Metro Opera and Symphony to beloved annual events such as Jazz in July, the city offers a rich tapestry of experiences that engage residents and captivate visitors year-round.

### ATTRACTIONS

The City is a treasure trove of cultural and historical attractions, including the iconic Iowa State Capitol, the modern and vibrant Des Moines Art Center, and the lush Greater Des Moines Botanical Garden. Visitors can also explore the rich history of the region at the State Historical Museum of Iowa, making the city a must-visit destination.

  
TOURISM REVENUE  
—  
\$2B

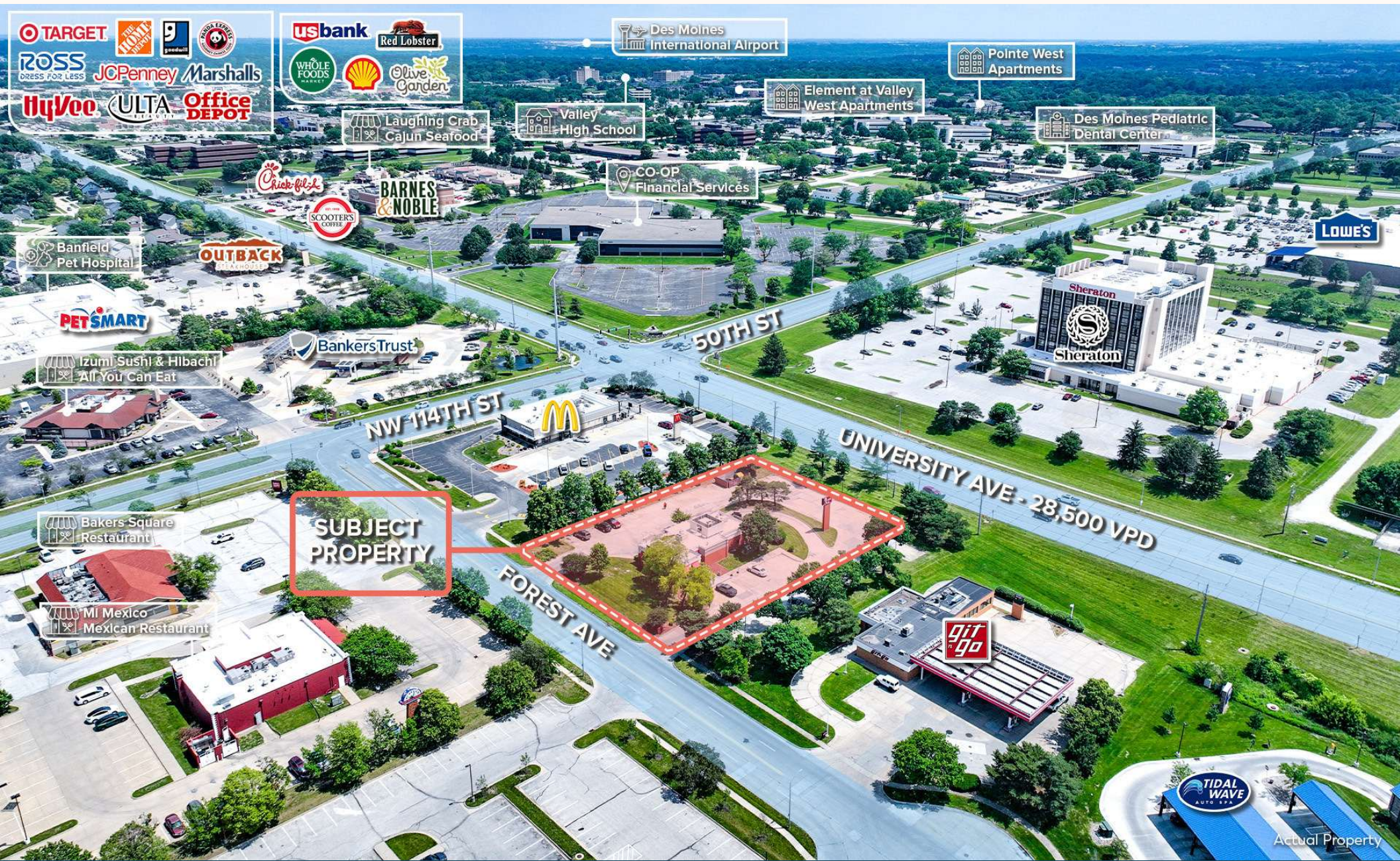
  
TOTAL POPULATION  
—  
212,464

  
AVERAGE HOUSEHOLD INCOME  
—  
\$83,728

# AERIAL MAP



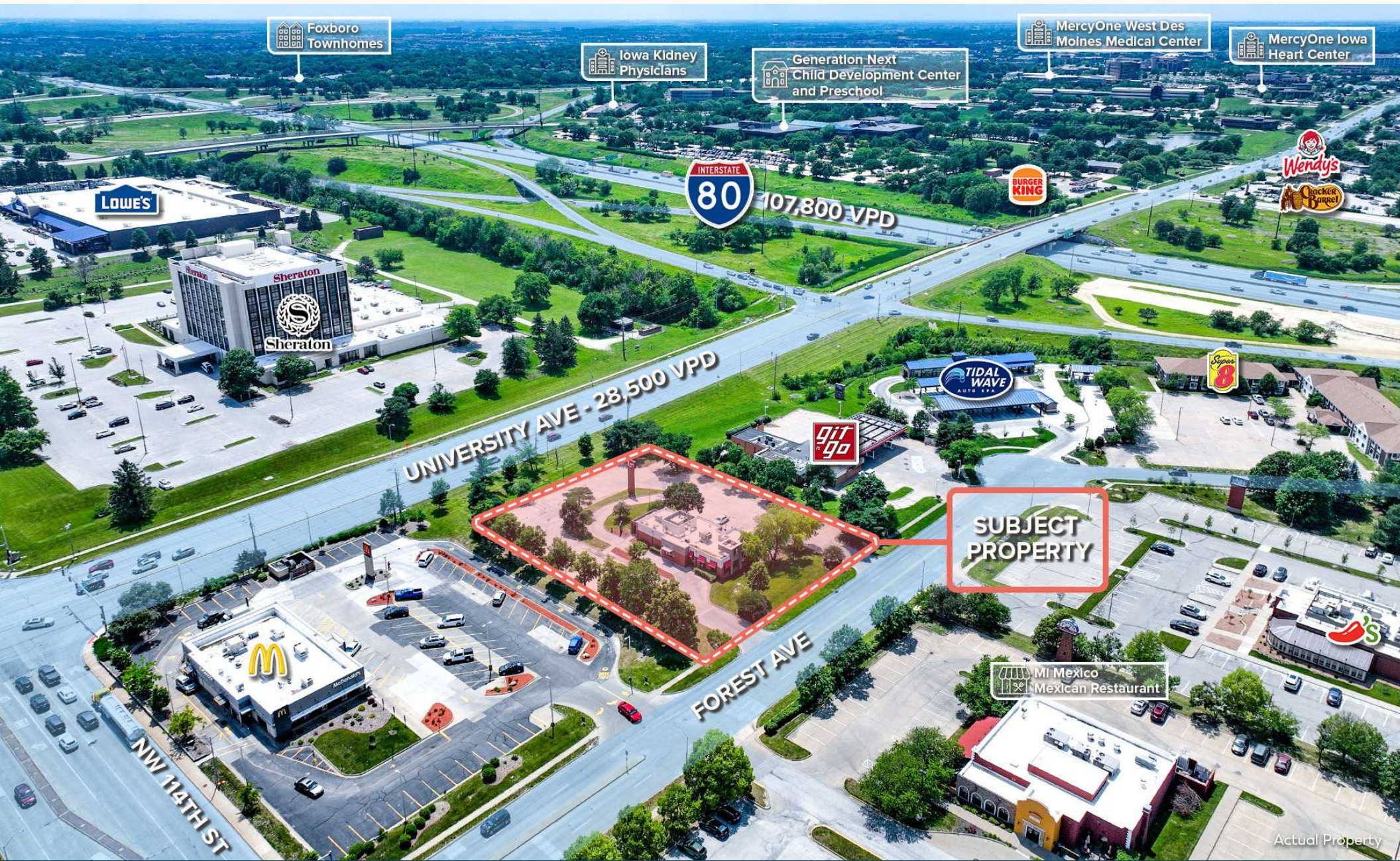
# RETAIL MAP



# RETAIL MAP



# RETAIL MAP



# PROPERTY PHOTO



# PROPERTY PHOTO



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# For More Information



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