



PROPERTY FEATURES:

- **For Lease: \$14/SF/NNN**
- Size: 1,400 square foot
- Sits directly in the 6th Avenue Corridor, a designated Main Street America commercial district undergoing active redevelopment
- Immediately adjacent to the historic Wherry Block building
- Corridor runs from I-235 north to the Des Moines River bridge—easy downtown access
- Highland Park Historic Business District a few blocks north along Euclid Ave
- Total population in 2026:  
1 mile 12,632 | 3 miles 109,254 | 5 miles 215,097
- Median Income in 2026:  
1 mile \$44,123 | 3 miles \$56,403 | 5 miles \$62,935

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