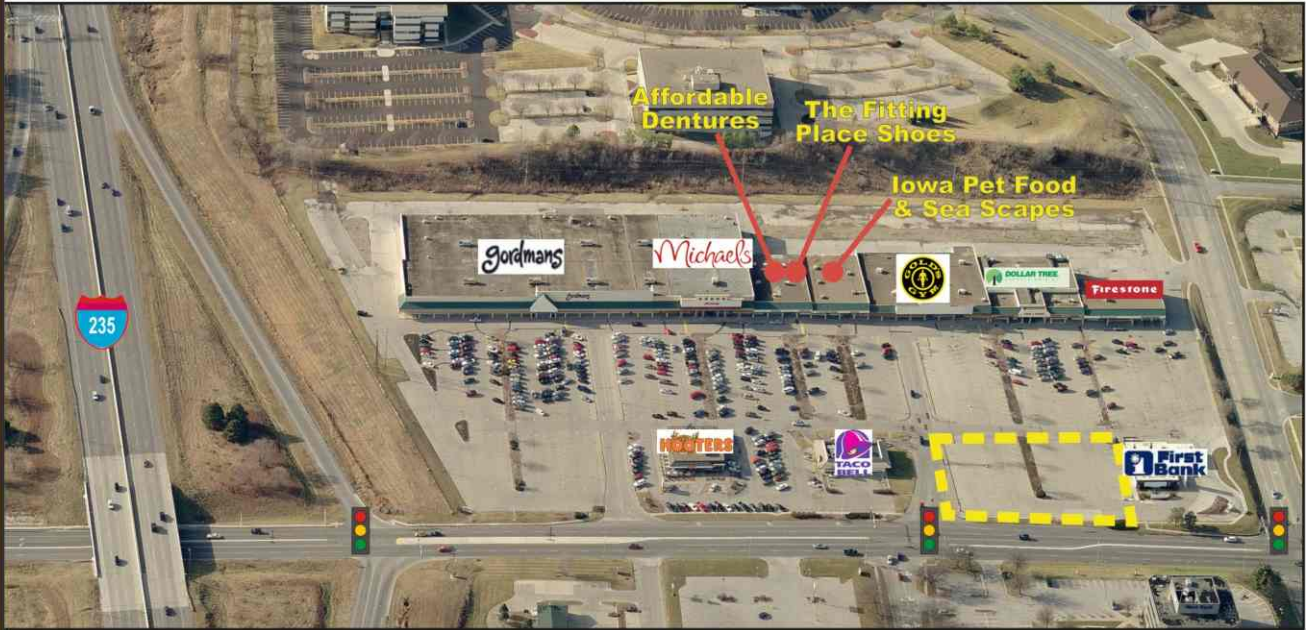


WESTOWNE CENTRE ~ OUTPARCEL 1500 22ND STREET ~ WEST DES MOINES, IOWA



OUTPARCEL FOR LEASE

- 22,500 SF outparcel ground lease
- Excellent access from I-235
- Lease Rate: \$4.25/SF/YR
- 2008 Traffic Counts:
22nd Street: 22,600 VPD
I-235: 94,700 VPD
- Excellent visibility

An approximately 22,500 SF outparcel is available in Westowne Centre on the NW corner of the intersection of 22nd Street and Kingman Blvd. in West Des Moines, IA.

Westowne Centre tenants include Gordman's, Michael's, Dollar Tree, Gold's Gym, Firestone Tire, First Bank, Hooters and Taco Bell as well as several popular small tenants.

DEMOGRAPHICS

	<u>3 mile</u>	<u>5 mile</u>
Population	82,685	187,627
Avg. HH Income	\$83,407	\$35,878
Per Capita Income	\$37,228	\$82,801

CONTACT

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 FAX 515-277-5976



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 CHAINLINKS
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WESTOWNE CENTRE ~ OUTPARCEL

1500 22ND STREET ~ WEST DES MOINES, IOWA

SITE PLAN



LOCATION



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