



Sale or Lease

Restaurant and Retail Available at The Kirkwood

The completely renovated, historic Kirkwood Hotel boasts 54 residential units in a prime location—the heart of the entertainment district—in Downtown Des Moines. The skywalk provides convenient accessibility to surrounding businesses, hotels and residents.

- Retail suites available from 2,531 SF to 6,023 SF
- \$8.75-\$14.50/SF NNN
- Purchase Price: Negotiable
- Access off 4th Street & Walnut, as well as skywalk
- Retail co-tenants include:
 - Wasabi Tao
 - Jasmine Thai Cuisine

400 Walnut Street Des Moines, IA

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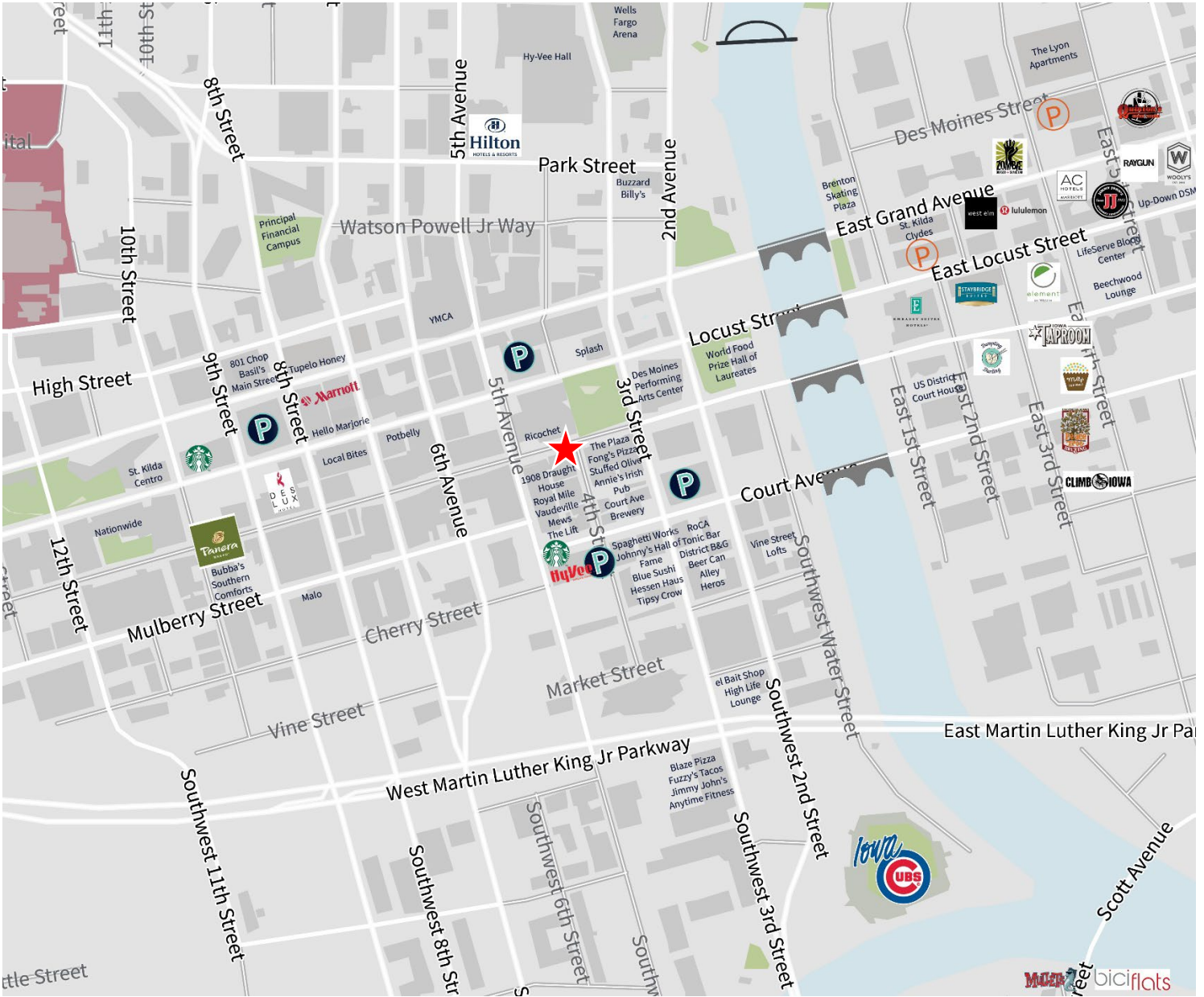
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Location



Demographics

	1 Mile	3 Miles	5 Miles
Population	10,977	101,974	214,655
Households	5,888	40,671	86,292
Average HH Income	\$49,466	\$54,653	\$60,145

Traffic Counts

5th Avenue	5,700 VPD
Walnut Street	4,440 VPD
Locust Street	9,200 VPD

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Restaurant Photos

400 Walnut Street
Des Moines, IA



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