



For Sale

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Price: Contact Broker
 Building Size: 225,711 SF
 Site Size: 12.86 Acres
 Property Format: Sears
 Zoning: C-4 Commercial
 Parking Spaces: Common
 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

**4000 Merle Hay Rd.,
 Des Moines, IA**

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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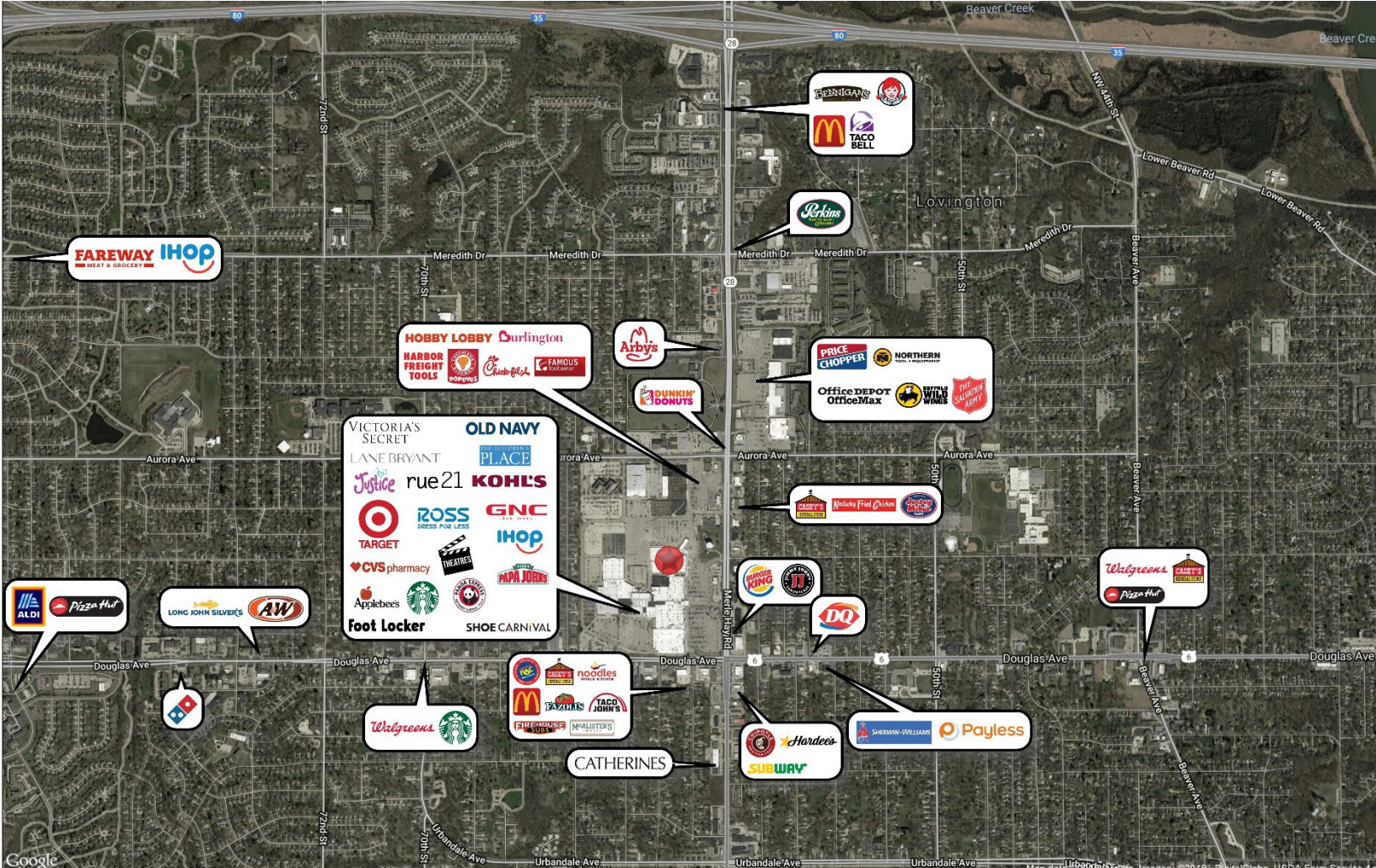


LANE4
PROPERTY GROUP



For Portfolio Inquiries, please contact JLL Disposition Services at: 1-844-280-3247 or via email: dispositionservices@am.jll.com. JLL is an advisor to Sears/Kmart.

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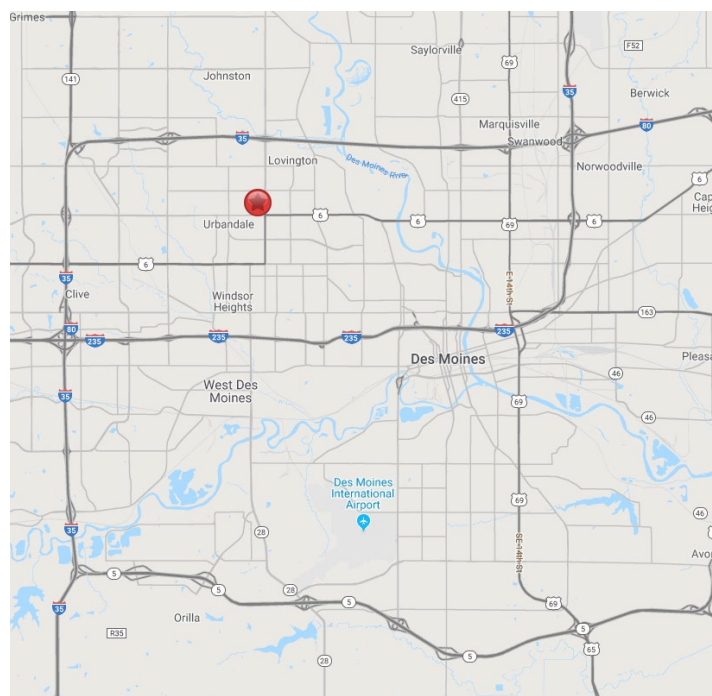


Demographic Summary

	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. Douglas Ave.	25,600 VPD 17,400 VPD
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DISCLAIMER

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