



PROPERTY FEATURES

- Lot sizes - 1.0 to 3.7 acres
- Zoning C-2
- Utilities to site
- Directly east of newly constructed Kwik Star & improved intersection at W Bridge Rd & Parker Dr.
- One of last commercial parcels left in one of the fastest growing suburbs in Des Moines MSA
- Hard corner in busiest section and highest traveled roads in Polk City



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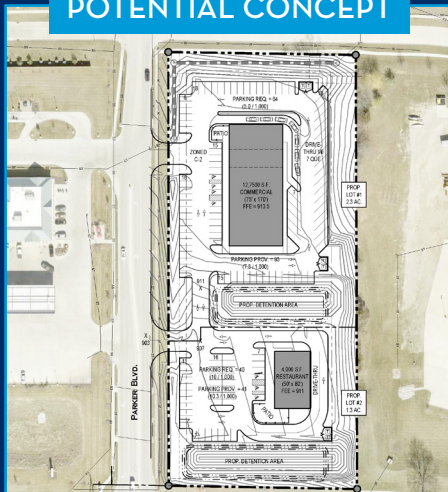
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POTENTIAL CONCEPT



DEMOS	Polk City	3 Mile	5 Mile
Population	6,046	7,598	23,888
Avg HH Income	\$162,674	\$178,544	\$171,036
Households	1,868	2,636	8,344