

# SOUTHGATE SHOPPING CENTER

DES MOINES, IA



## SIZE

161,792 square feet

## DEMOGRAPHICS

| 1 mile                       | 3 mile | 5 mile  |
|------------------------------|--------|---------|
| <b>Population</b>            |        |         |
| 14,176                       | 70,652 | 149,183 |
| <b>Households</b>            |        |         |
| 5,188                        | 29,705 | 60,680  |
| <b>Median HH Income (\$)</b> |        |         |
| 62,615                       | 60,845 | 59,176  |

## MAJOR TENANT(S)

Hy-Vee  
Planet Fitness  
Dollar General



## LOCATION

3221-3411 SE 14th Street | Des Moines, IA 50320

## PROPERTY HIGHLIGHTS

- Anchored by Hy-Vee, the top grocer by market share in the Des Moines area
- National tenants include Dollar General, Aaron's, Planet Fitness, Buffalo Wild Wings and Cici's Pizza
- Located on 14th Street, benefitting from traffic of 41,300 vehicles per day
- Population within a three-mile radius exceeds 70,600

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)








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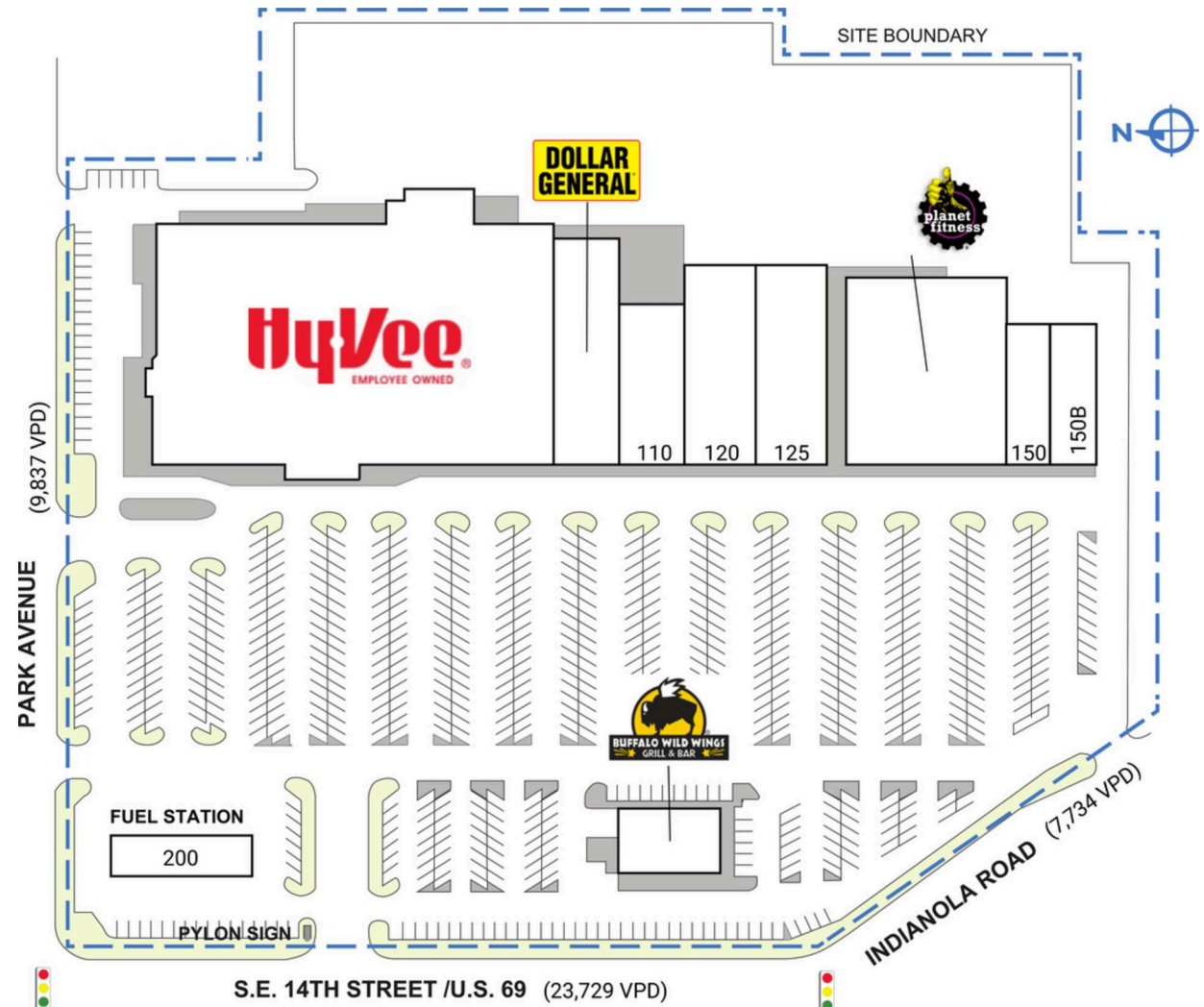
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| SPACE         | TENANT                  | SQ. FT.   |
|---------------|-------------------------|-----------|
| 100           | Hy-Vee                  | 78,388 SF |
| 105           | Dollar General          | 10,500 SF |
| 110           | Arona Home Essentials   | 8,500 SF  |
| 120           | Jay's CD & Hobby        | 11,088 SF |
| 125           | BioLife Plasma Services | 10,912 SF |
| 130           | Planet Fitness          | 23,677 SF |
| 150           | Top Nails Beauty School | 5,000 SF  |
| 150B          | Senor Tequila           | 5,000 SF  |
| 200           | Hy-Vee Fuel Center      | 3,027 SF  |
| 300           | Buffalo Wild Wings      | 5,700 SF  |
| TOTAL SQ. FT. |                         | 161,792   |

## SITE LEGEND

|   |   |
|---|---|
|  Available             |  Occupied        |
|  Leased (not occupied) |  Owned by Others |
|  Site Boundary         |   |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 41.554274

Longitude: -93.594657

| Southgate Shopping Center<br>Des Moines, IA |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|---------------------------------------|------------------|------------------|------------------|
| Population                                  | Q4 2023 Estimated Population          | 14,176           | 70,652           | 149,183          |
|   | 2028 Projected Population             | 14,159           | 70,732           | 148,478          |
|   | 2010 Census Population                | 13,505           | 62,905           | 141,274          |
|   | 2000 Census Population                | 13,359           | 58,626           | 137,181          |
|   | 1990 Census Population                | 11,015           | 53,578           | 131,362          |
|   | Historical Annual Growth 1990 to 2000 | 1.95%            | 0.90%            | 0.43%            |
|   | Historical Annual Growth 2000 to 2010 | 0.11%            | 0.71%            | 0.29%            |
|   | Estimated Annual Growth 2010 to 2023  | 0.35%            | 0.85%            | 0.40%            |
|   | Projected Annual Growth 2023 to 2028  | -0.02%           | 0.02%            | -0.09%           |
|   | Median Age                            | 34.2             | 34.9             | 35.3             |
| Households                                  | Q4 2023 Estimated Households          | 5,188            | 29,705           | 60,680           |
|   | 2028 Projected Households             | 5,180            | 29,856           | 60,495           |
|   | 2010 Census Households                | 4,862            | 24,575           | 55,181           |
|   | 2000 Census Households                | 4,910            | 23,157           | 54,125           |
|   | 1990 Census Households                | 4,152            | 21,428           | 52,412           |
|   | Historical Annual Growth 1990 to 2000 | 1.69%            | 0.78%            | 0.32%            |
|   | Historical Annual Growth 2000 to 2010 | -0.10%           | 0.60%            | 0.19%            |
|   | Estimated Annual Growth 2010 to 2023  | 0.47%            | 1.39%            | 0.69%            |
|   | Projected Annual Growth 2023 to 2028  | -0.03%           | 0.10%            | -0.06%           |
|   | Population per Household              | 2.72             | 2.35             | 2.39             |
| Population by Race                          | White                                 | 46.8%            | 60.1%            | 60.2%            |
|   | Black or African American             | 10.3%            | 9.2%             | 11.7%            |
|   | Asian & Pacific Islander              | 12.2%            | 6.9%             | 6.1%             |
|   | Other Races                           | 5.6%             | 5.1%             | 4.8%             |
|   | Hispanic Population                   | 25.1%            | 18.8%            | 17.2%            |
| Income                                      | Average Household Income              | \$76,181         | \$77,399         | \$77,335         |
|   | Median Household Income               | \$62,615         | \$60,845         | \$59,176         |
|   | Per Capita Income                     | \$27,980         | \$32,952         | \$32,207         |
| Education (Age 25+)                         | Elementary                            | 10.1%            | 6.4%             | 6.3%             |
|   | Some High School                      | 9.0%             | 6.6%             | 6.8%             |
|   | High School Graduate                  | 33.3%            | 31.2%            | 31.0%            |
|   | Some College                          | 19.3%            | 20.0%            | 20.8%            |
|   | Associates Degree Only                | 12.3%            | 10.0%            | 9.1%             |
|   | Bachelors Degree Only                 | 13.1%            | 18.9%            | 18.1%            |
|   | Graduate Degree                       | 2.9%             | 7.0%             | 8.0%             |
| Business                                    | Number of Businesses                  | 211              | 3,601            | 6,819            |
|   | Total Number of Employees             | 1,747            | 61,083           | 131,660          |
|   | Employees per Business                | 8.26             | 16.96            | 19.31            |
|   | Residential Population per Business   | 67.07            | 19.62            | 21.88            |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.