

For Lease

**DENNY ELWELL COMPANY**  
Commercial Real Estate & Development

# 2ND GENERATION RESTAURANT



3702 2<sup>nd</sup> Ave  
Des Moines, Iowa 50313

A Highland Park icon is ready for its next chapter. This former LJ's location presents a rare opportunity to lease a well-known commercial property in one of Des Moines' most historic and revitalized business districts.

Featuring excellent frontage along Euclid Avenue, convenient access, and strong neighborhood support, the property offers an ideal setting for a restaurant, coffee shop, or specialty use. Surrounded by local businesses and ongoing investment throughout the district, this location combines established community recognition with exciting future potential.

- 1,980 SF @ \$18.00 PSF/NN
- Located in the Heart of Highland Park's Historic Business District, a Growing Corridor Experiencing Continued Investment and Revitalization
- Drive-Thru
- Outdoor Seating/Patio
- New Roof
- New Grease Interceptor
- Excellent Visibility on 2<sup>nd</sup> Ave & Euclid Ave
- Strong Daily Traffic Counts and Neighborhood Exposure



[dennyelwellcompany.com](http://dennyelwellcompany.com)

2401 SE Tones Dr Suite 17 Ankeny, Iowa 50021

The information contained herein is deemed reliable but not guaranteed by  
Denny Elwell Company

Licensed to sell real estate in the state of Iowa

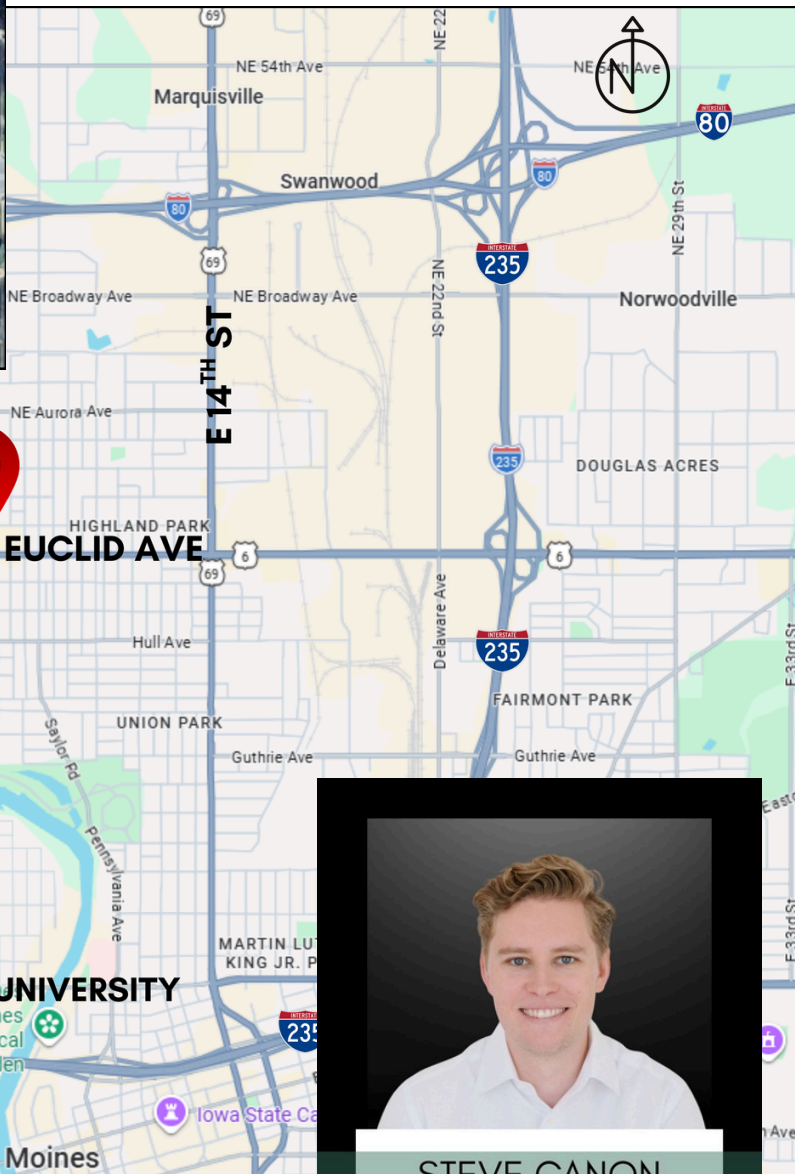


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MARKET FACTS	1 Mile	3 Mile	5 Mile
Population	10,138	50,610	128,368
Average Household Income	\$48,833	\$46,475	\$51,290
Median Age	35	36	37



## Traffic Counts

2nd AVE: 15,100 VPD

EUCLID AVE: 16,700 VPD



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