

HAYMARKET SQUARE

4365 Merle Hay Road, Des Moines, IA 50310

/ NEW MODERN RENOVATION

PROPERTY FEATURES

- HIGH PROFILE RETAIL CENTER WITH EXCELLENT FREEWAY ACCESS (NEARLY 100,000 VPD)
- EXCITING MODERN RENOVATION
- EXCEPTIONAL PAD OPPORTUNITIES NOW AVAILABLE
- 270,000 SQUARE FOOT SHOPPING CENTER FEATURING BUFFALO WILD WINGS, NORTHERN TOOL, DOLLAR TREE, OFFICE DEPOT, PET SUPPLIES PLUS, AND MORE
- DENSE TRADE AREA POPULATION (188,000 WITHIN 5 MILES) AND DAYTIME POPULATION (118,505 WITHIN 5 MILES)



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For more information:

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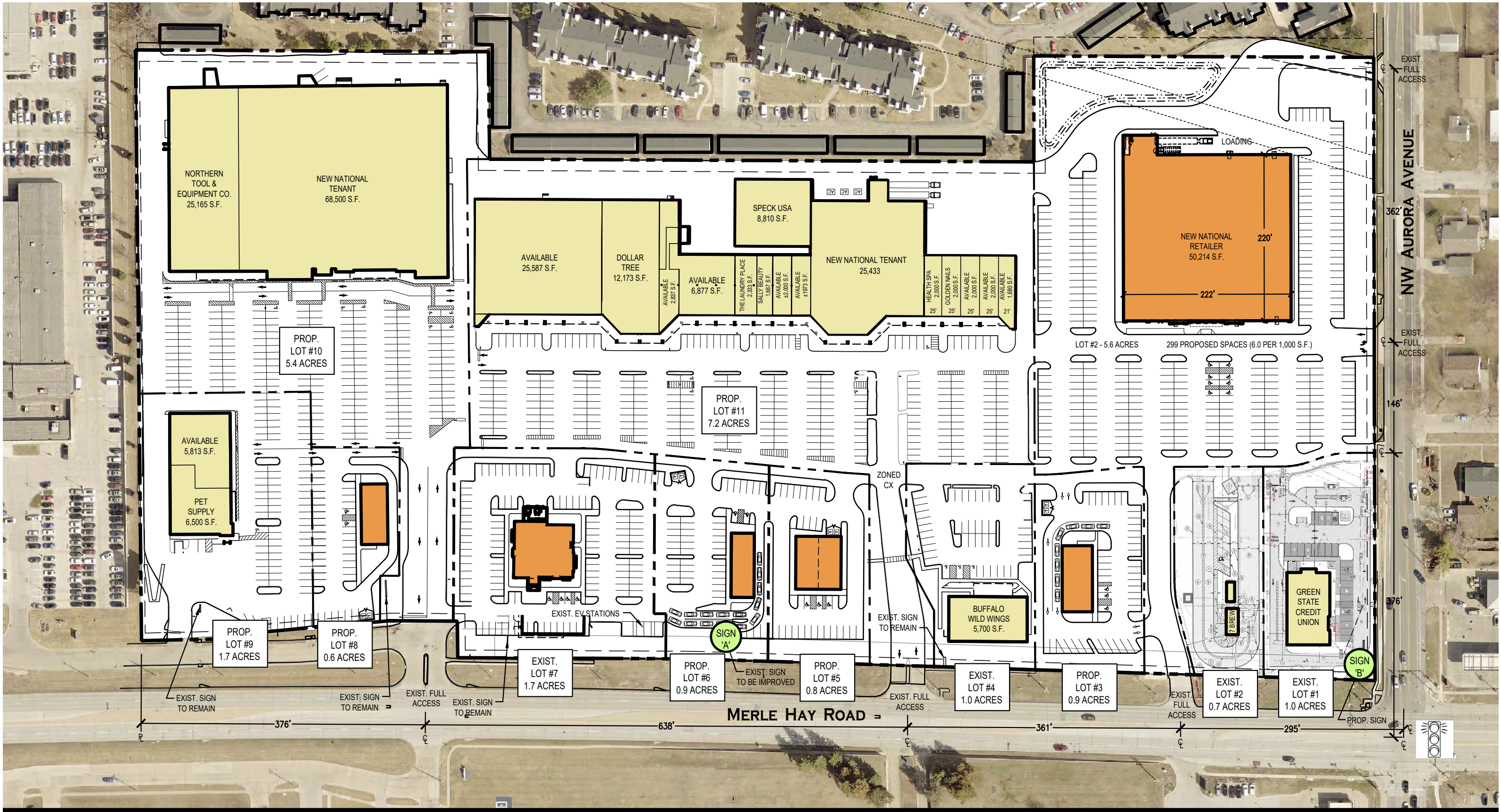
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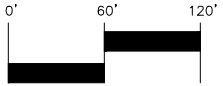
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Haymarket Square

Site Concept
Merle Hay Road
Des Moines, Iowa

February 02, 2026

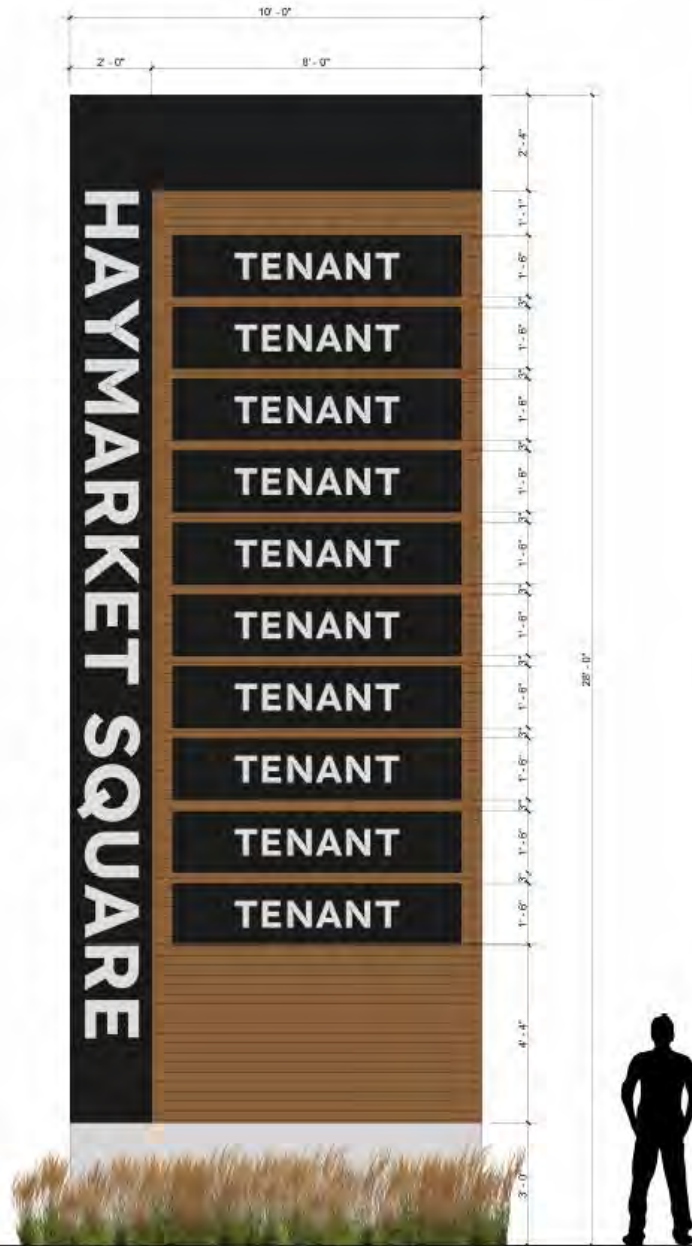
NORTH
1" = 120'-0" @ 11"x17" Sheet
SAA# 23059
DRAWN BY: AVG



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NEW MODERN RENOVATION



1 EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

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/ RENOVATION CONCEPT RENDERINGS



MERLE HAY ROAD - 34,781 VPD

NW AURORA AVE - 8,800 VPD

 NORTH

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/ PRIME RETAIL INTERSECTION

NORTH



28

34,781 VPD

MERLE HAY ROAD

28

NW AURORA AVE - 8,800 VPD

AVAILABLE
28,218 S.F.

AVAILABLE
61,323 S.F.



For more information:

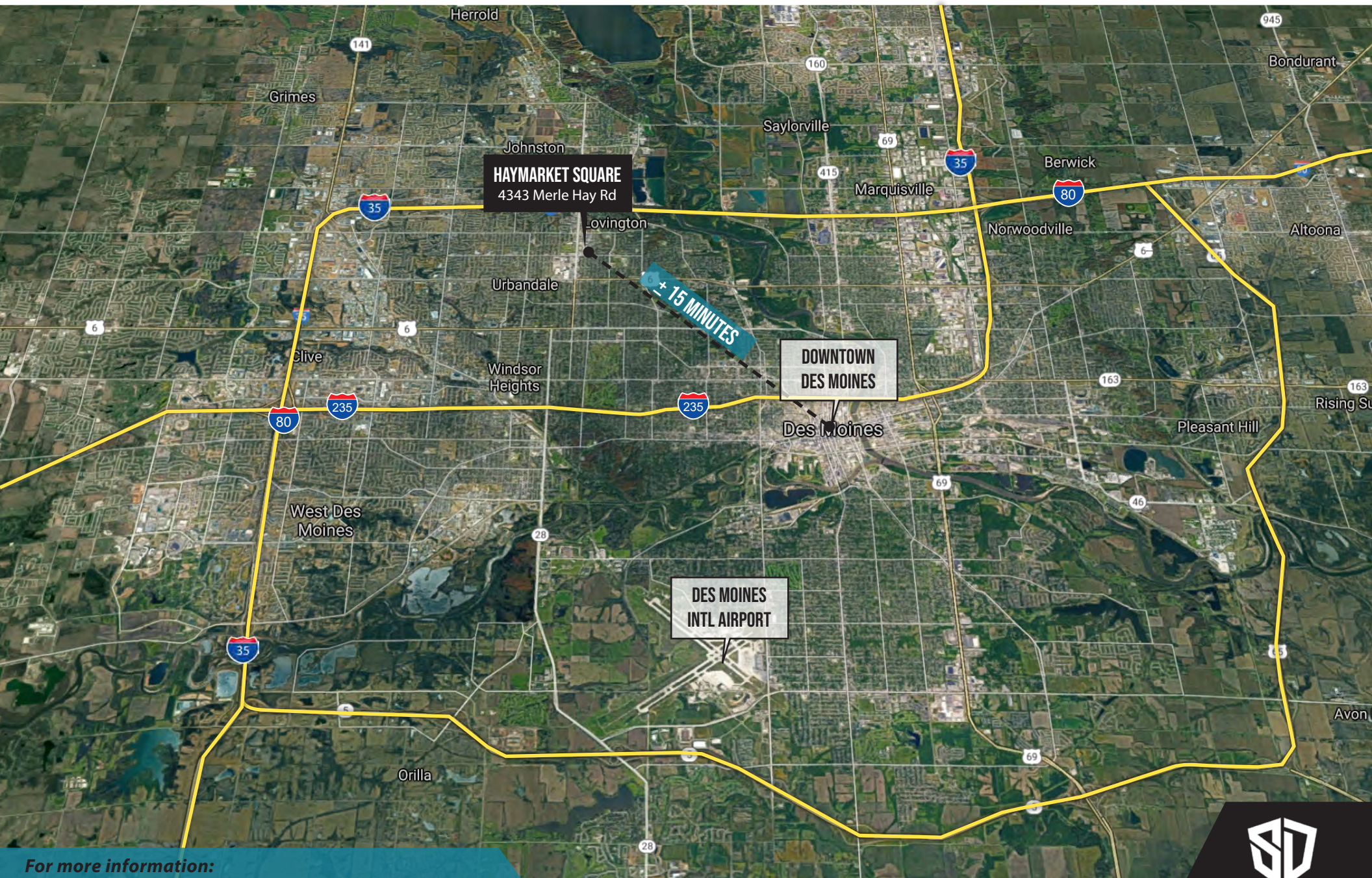
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HAYMARKET SQUARE

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/ DES MOINES MARKET AERIAL



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/ DEMOGRAPHICS

POPULATION	1 mi	3 mi	5 mi
Total Est. Population (2023)	12,860	86,164	188,334
Projected Population (2028)	13,436	90,068	195,054
Census Population (2020)	12,530	83,940	184,675

HOUSEHOLDS	1 mi	3 mi	5 mi
Estimated Households (2023)	5,447	36,866	80,014
Projected Households (2028)	5,644	38,212	82,150
Census Households (2020)	5,230	35,433	77,395

AVERAGE HOUSEHOLD INCOME	1 mi	3 mi	5 mi
Estimated Average Household Income (2023)	\$90,096	\$102,842	\$106,577
Projected Average Household Income (2028)	\$93,095	\$105,920	\$110,981
Census Average Household Income (2010)	\$66,814	\$71,130	\$68,495

MEDIAN HOUSEHOLD INCOME	1 mi	3 mi	5 mi
Estimated Median Household Income (2023)	\$72,904	\$80,465	\$80,296
Projected Median Household Income (2028)	\$74,529	\$83,109	\$82,347
Census Median Household Income (2010)	\$59,254	\$60,695	\$57,269

DAYTIME DEMOGRAPHICS	1 mi	3 mi	5 mi
Total Businesses	293	966	1,233
Total Employees	3,789	11,396	14,341
Adj. Daytime Demographics Age 16 Years or Over	5,753	21,354	26,864

AGE DISTRIBUTION	1 mi	3 mi	5 mi
Median Age	35.9	37.6	36.7
Age 19 Years or Less	3,283 25.5%	20,850 24.2%	47,138 25.0%
Age 20 to 64 Years	7,777 60.5%	51,803 60.1%	113,409 60.2%
Age 65 Years or Over	1,800 14.0%	13,511 15.7%	27,787 14.8%

EDUCATION	1 mi	3 mi	5 mi
Adult Population Age 25 Years or Over	8,754	59,729	128,126
Elementary (Grade Level 0 to 8)	512 5.9%	2,612 4.4%	5,523 4.3%
Some High School (Grade Level 9 to 11)	502 5.7%	1,867 3.1%	4,455 3.5%
High School Graduate	2,108 24.1%	12,935 21.7%	28,519 22.3%
Some College	1,879 21.5%	11,664 19.5%	24,725 19.3%
Associate Degree Only	864 9.9%	6,069 10.2%	12,788 10.0%
Bachelor Degree Only	2,038 23.3%	17,195 28.8%	34,534 27.0%
Graduate Degree	850 9.7%	7,360 12.3%	17,582 13.7%
Any College (Some College or Higher)	5,631 64.3%	42,315 70.8%	89,629 70%
College Degree + (Bachelor or Higher)	2,888 33.0%	24,555 41.1%	52,116 40.7%

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