

RETAIL FOR SALE

3800 Ingersoll, Des Moines, IA 50312



PROPERTY DESCRIPTION

Rare opportunity to own a property on Ingersoll. Two bay retail with large parking lot.

PROPERTY HIGHLIGHTS

- For Sale
- 3,852sf
- 3,192sf of basement
- Lot size 24,757sf
- Additional Photos - <https://dynamic-motion-llc.aryeo.com/v2/listing/7d33ba5a-6d71-47a5-b9f5-7b6c93d37021/download-center>

OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	3,852 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	856	2,345	7,183
Total Population	1,291	3,964	13,151
Average HH Income	\$55,070	\$70,922	\$84,509

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
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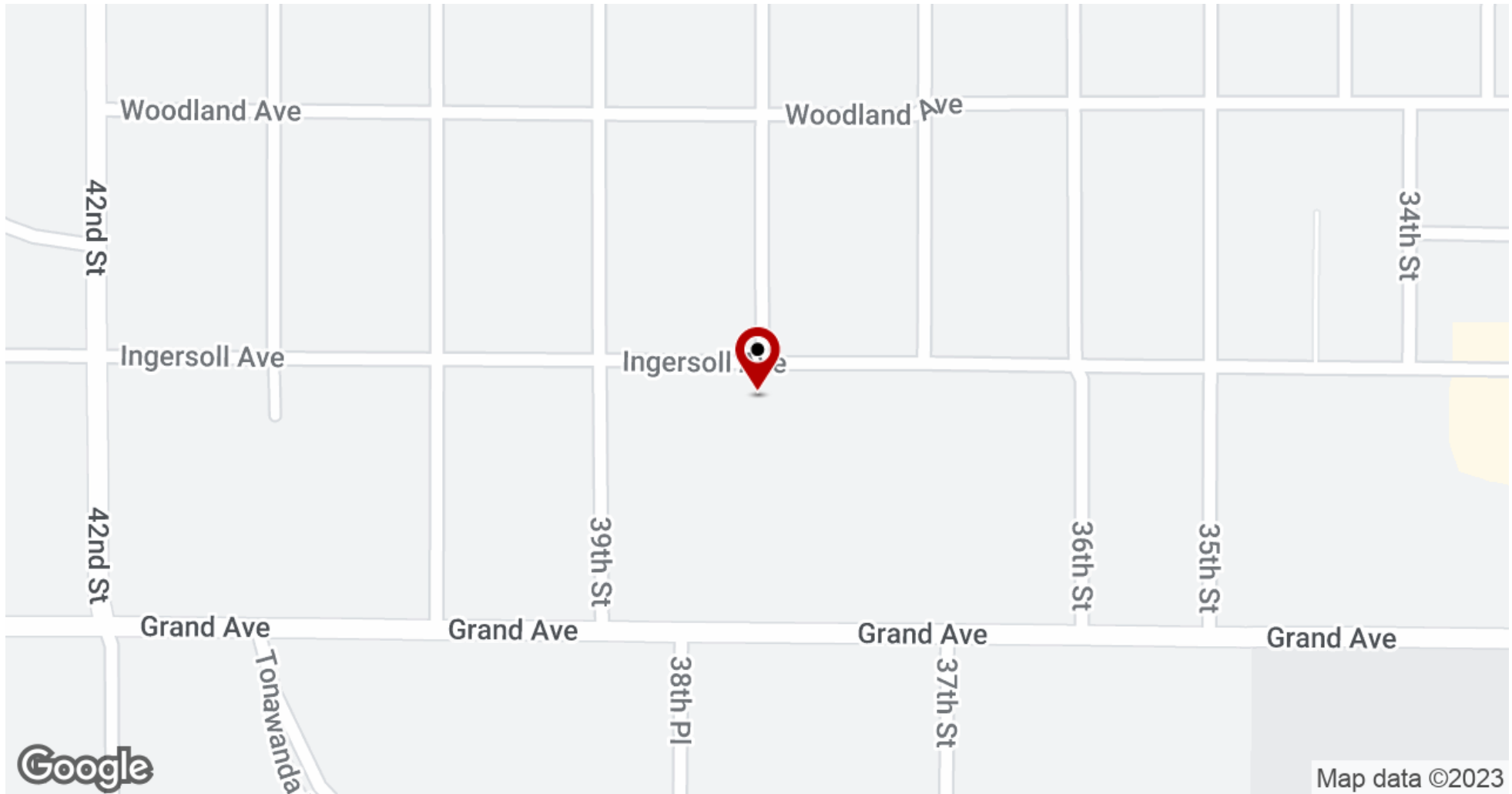
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

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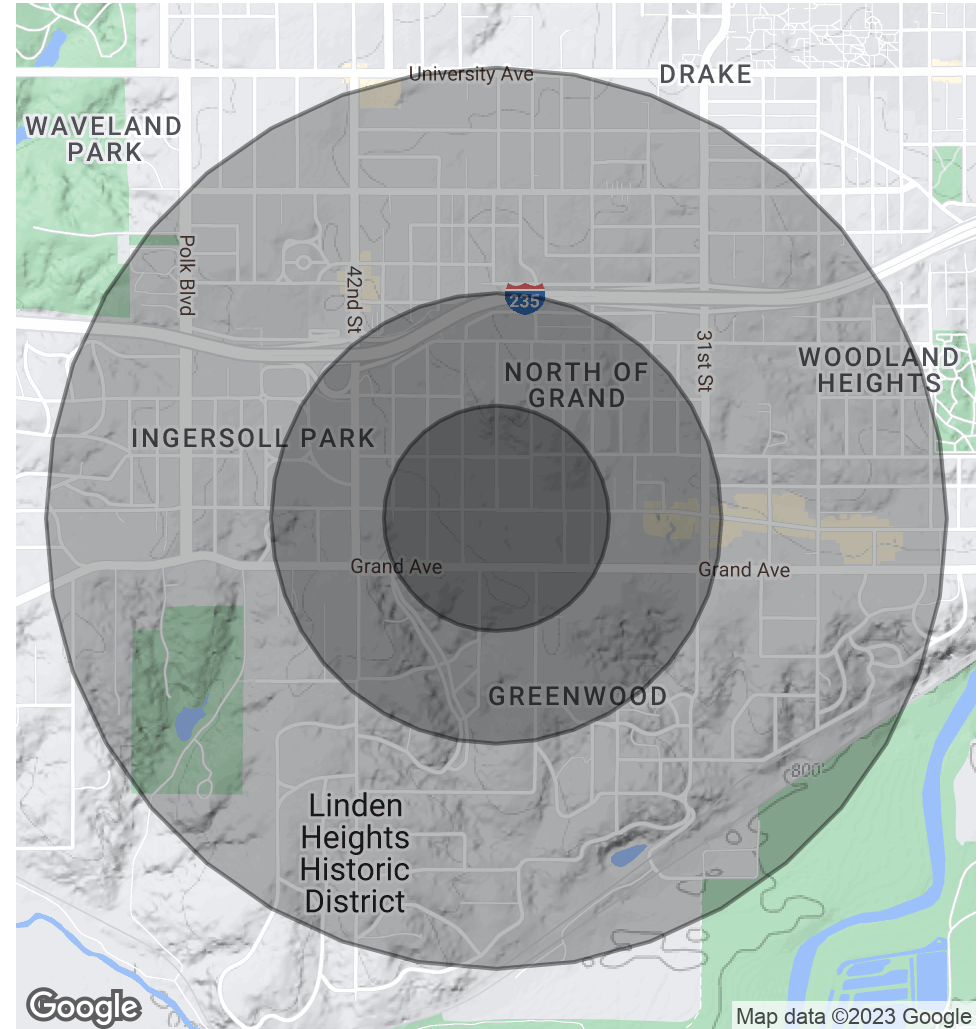


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,291	3,964	13,151
Average Age	50.9	44.4	40.9
Average Age (Male)	50.4	41.7	38.4
Average Age (Female)	51.1	48.1	43.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	856	2,345	7,183
# of Persons per HH	1.5	1.7	1.8
Average HH Income	\$55,070	\$70,922	\$84,509
Average House Value	\$216,107	\$206,134	\$209,572

* Demographic data derived from 2020 ACS - US Census



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