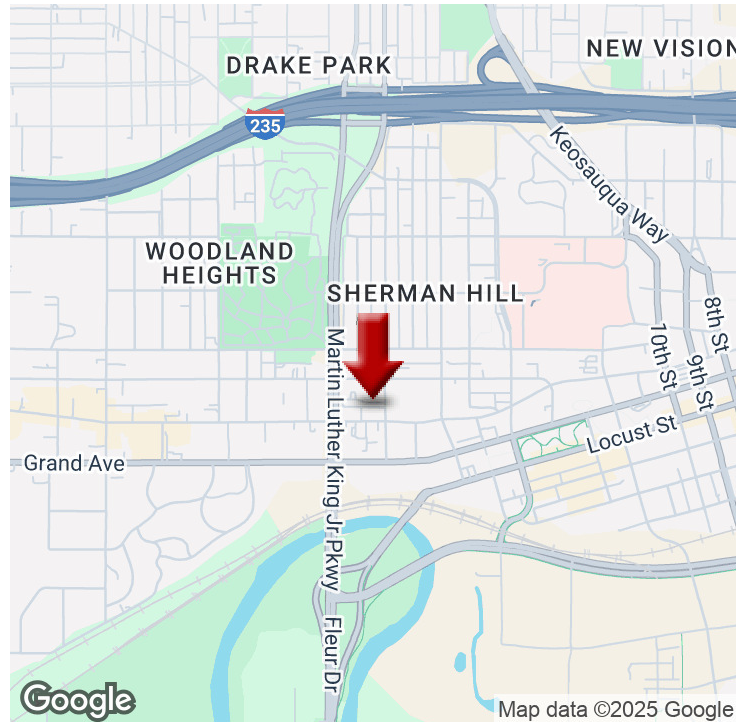


RETAIL FOR LEASE

1,350 SF RETAIL

1905 Ingersoll, Des Moines, IA 50309 #102



OFFERING SUMMARY

AVAILABLE SF:	1,350 SF
LEASE RATE:	\$20.00 SF/yr (NNN)
ZONING:	MX2 Mixed Use District

PROPERTY OVERVIEW

Exciting Opportunity in Des Moines! Located at 1905 Ingersoll Avenue, this 1,350 sq. ft. space boasts prime visibility in a vibrant shopping and entertainment hub. With over 17,000 cars passing by daily, the expansive windows offer excellent exposure for your business.

Now available for lease, seize the chance to establish your presence in this bustling area. Don't miss out on this fantastic opportunity!

PROPERTY HIGHLIGHTS

- Rate: \$20.00 NNN
- OPEX: \$8.90SF
- 2,852 SF
- Current Nail Salon
- Ingersoll Frontage
- Extensive window
- Free on-site parking available

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

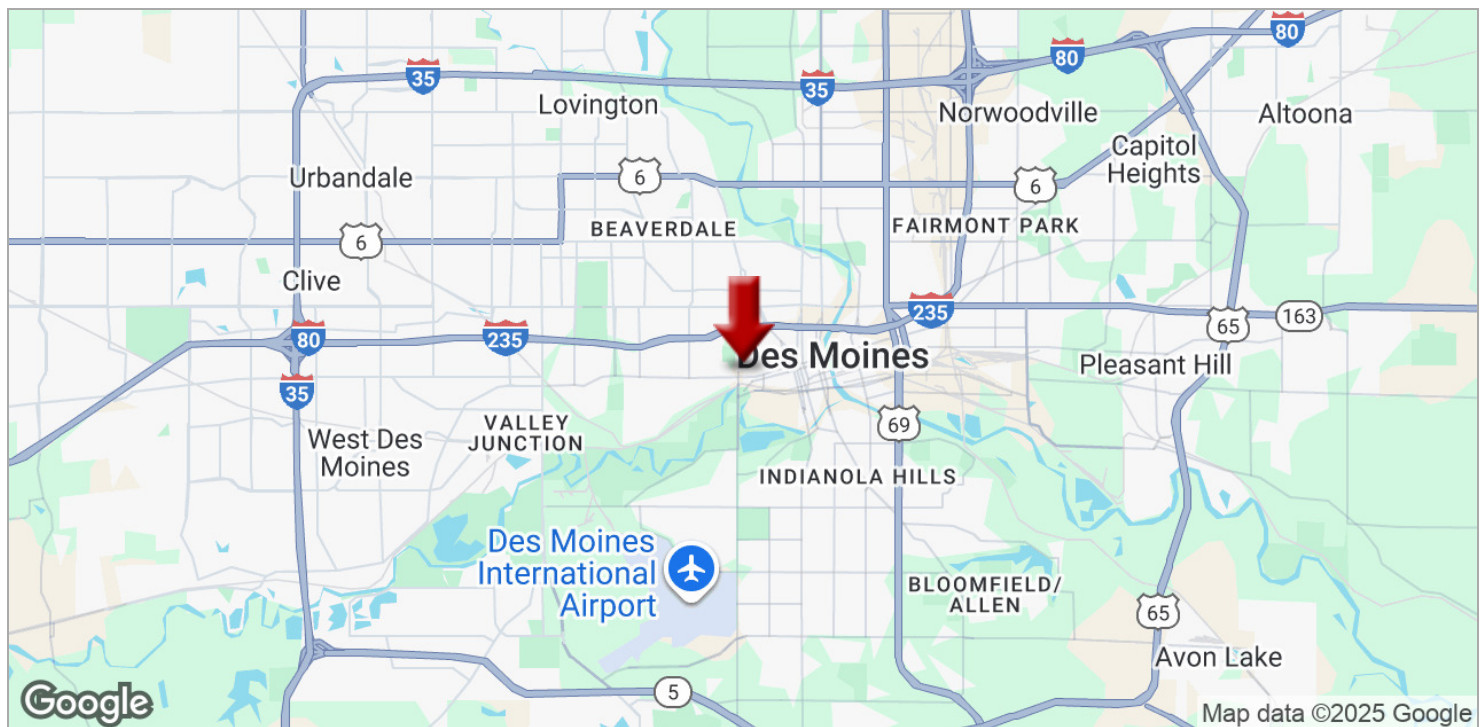
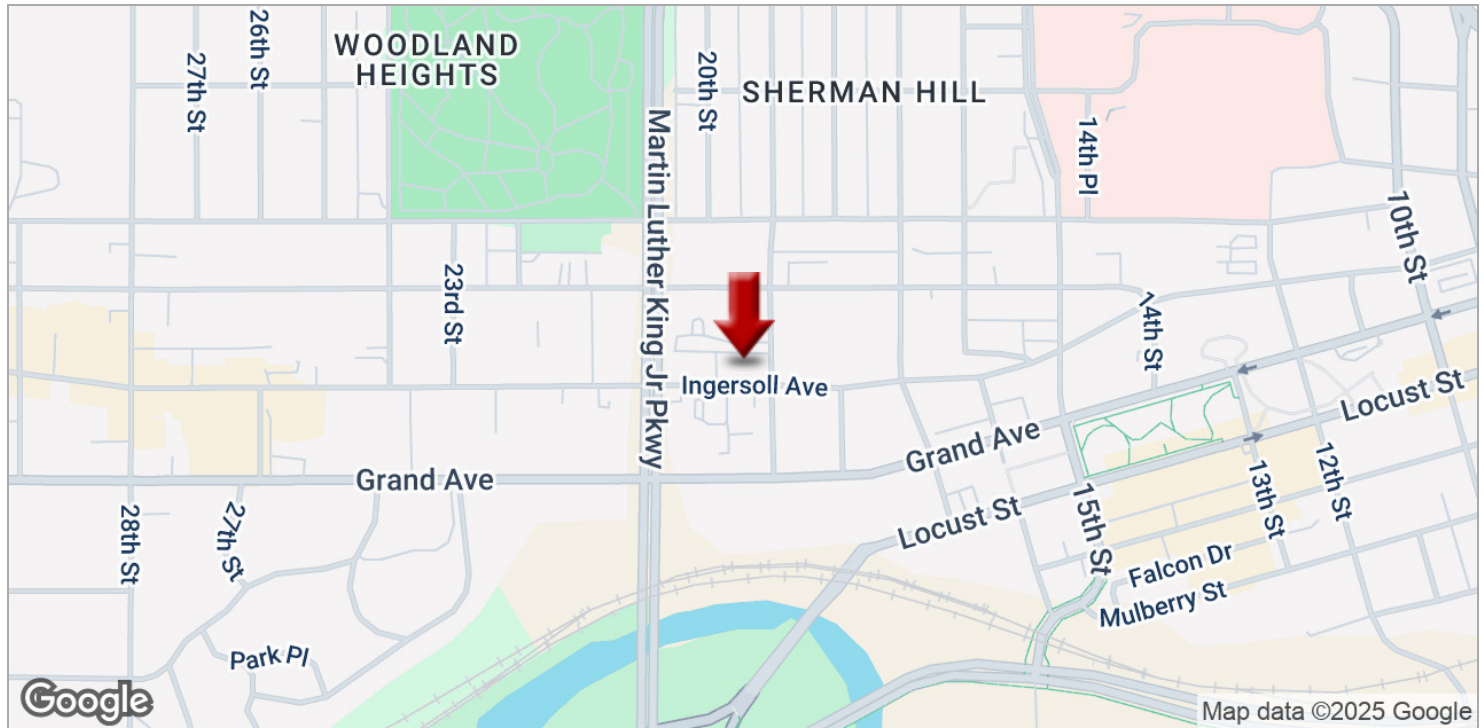
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Each Office Independently Owned and Operated

RETAIL FOR LEASE

INGERSOLL SQUARE

1905 Ingersoll, Des Moines, IA 50309



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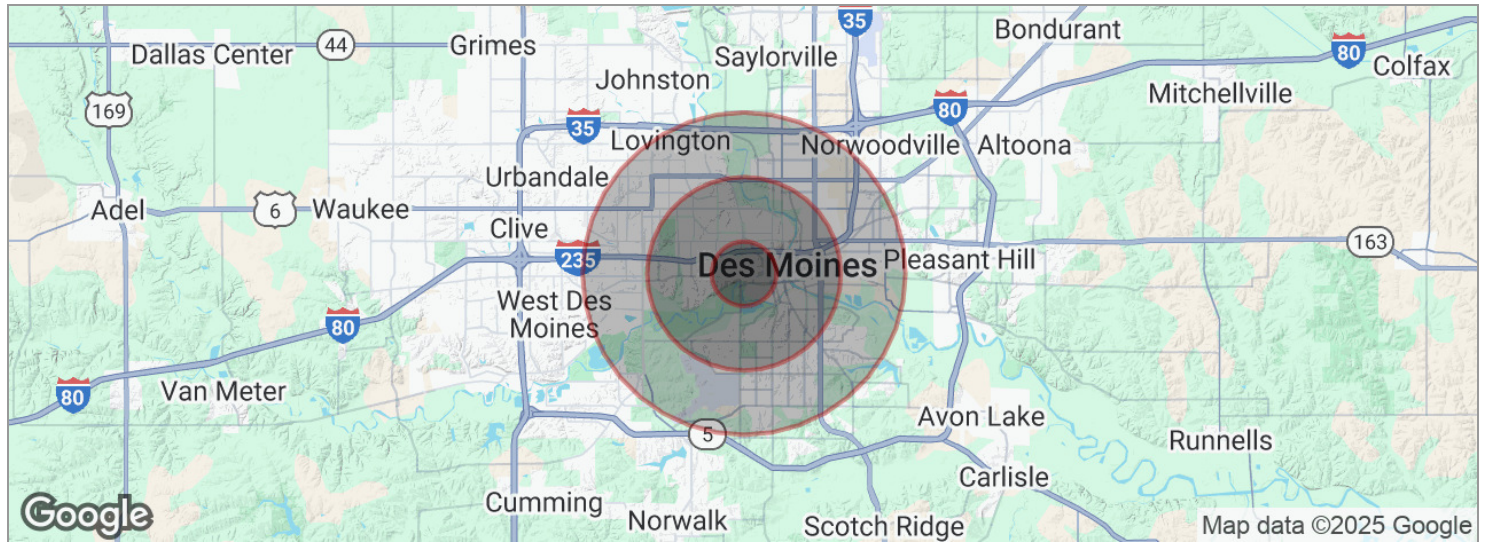
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INGERSOLL SQUARE

1905 Ingersoll, Des Moines, IA 50309



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,975	94,742	220,111
Median age	31.6	33.3	34.3
Median age (male)	34.2	33.0	33.7
Median age (Female)	30.5	34.2	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,537	39,825	91,954
# of persons per HH	2.0	2.4	2.4
Average HH income	\$45,364	\$56,798	\$57,672
Average house value	\$292,855	\$170,548	\$146,515

** Demographic data derived from 2020 ACS - US Census*

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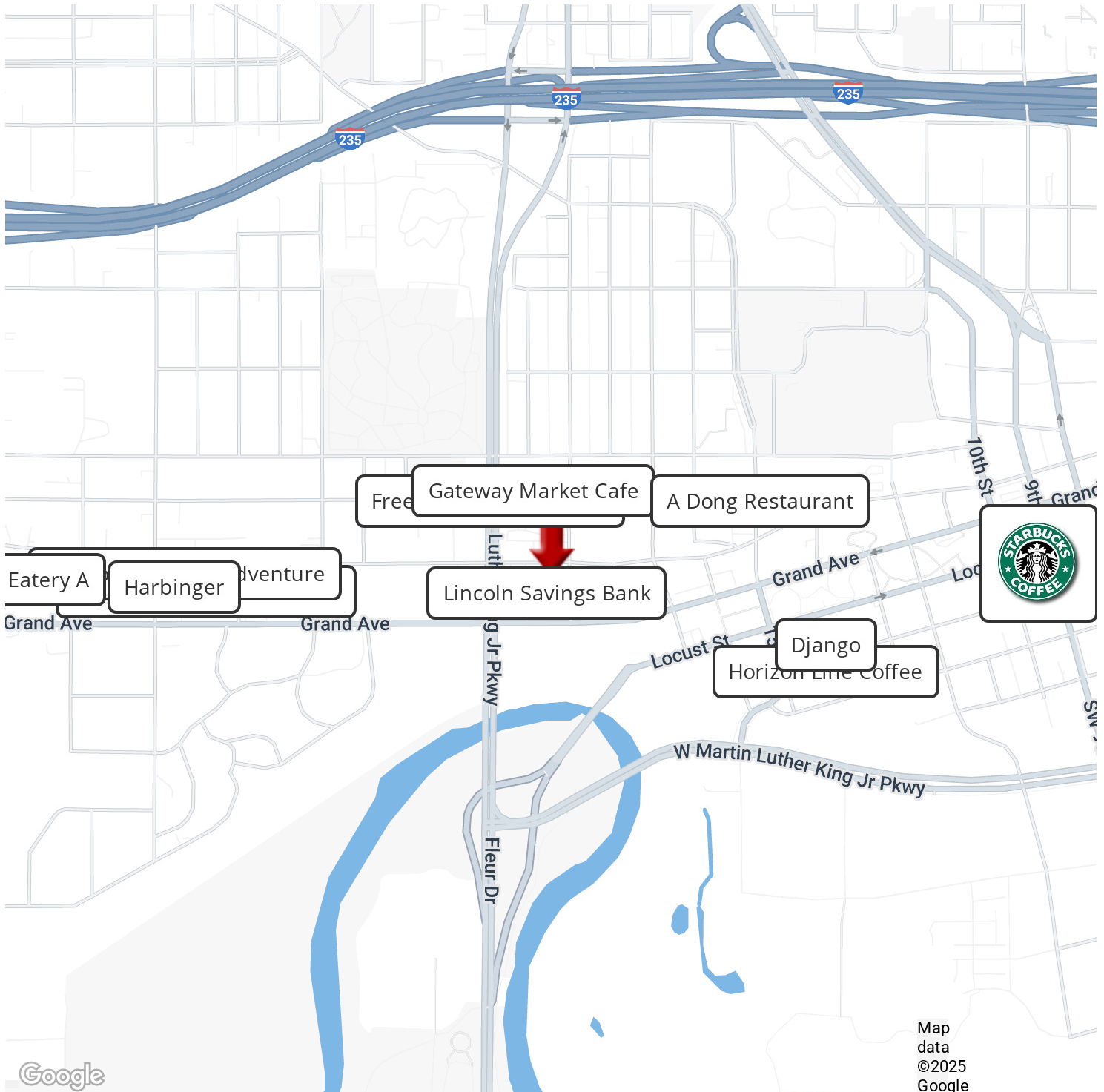
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