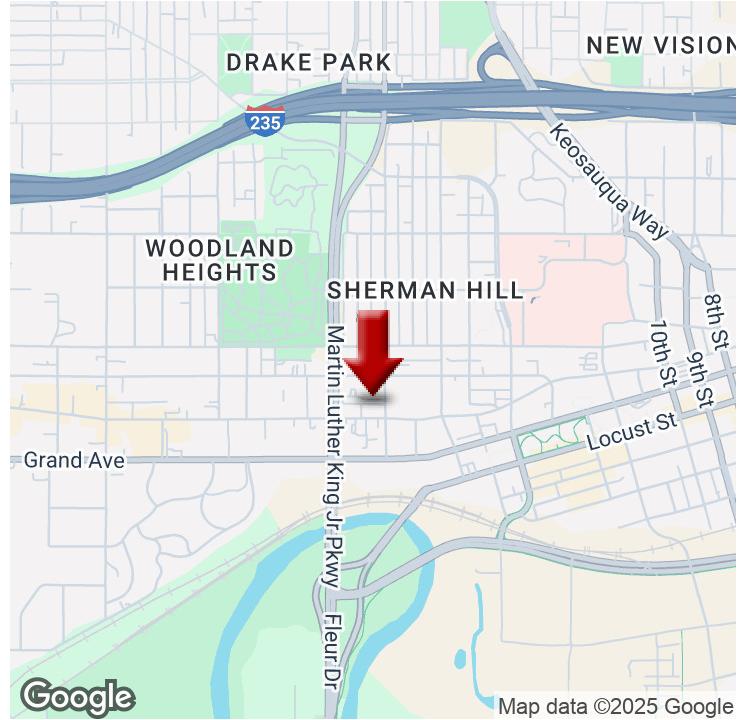


RETAIL FOR LEASE

2,852 SF RETAIL

1905 Ingersoll, Des Moines, IA 50309 #103



OFFERING SUMMARY

| | |
|----------------------|------------------------|
| AVAILABLE SF: | 2,852 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 2,852 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
- Retail Space
- Ingersoll Frontage
- Extensive window
- Free on-site parking available

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

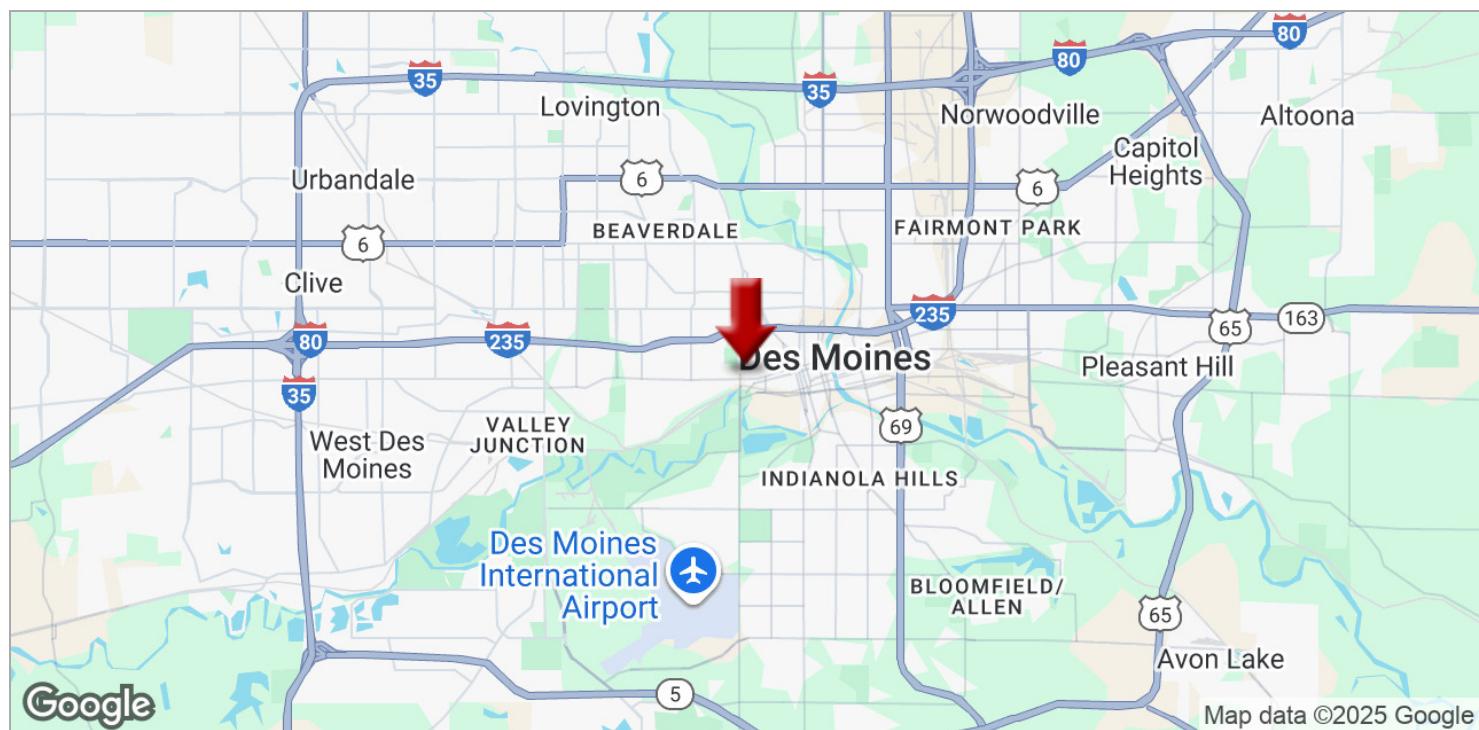
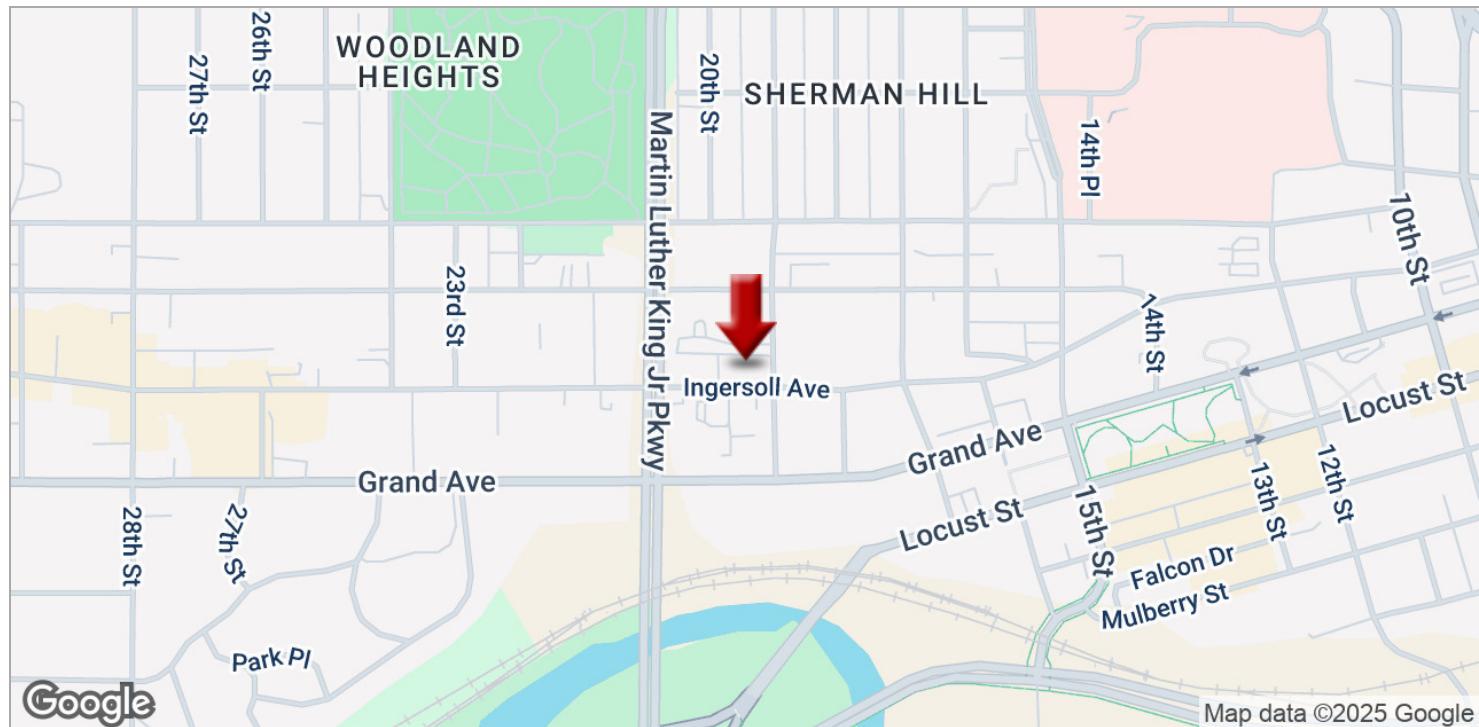
MICK GROSSMAN
Managing Director
0: 515.771.3299
mickg@kwcommercial.com

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Each Office Independently Owned and Operated

INGERSOLL SQUARE

1905 Ingersoll, Des Moines, IA 50309



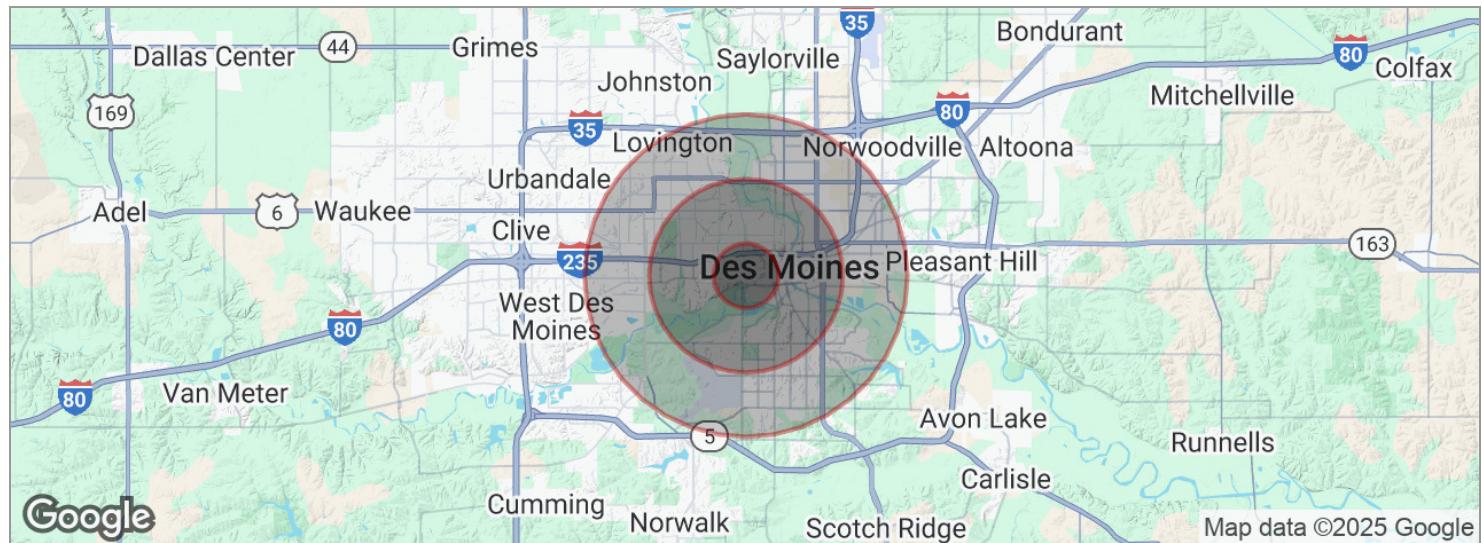
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INGERSOLL SQUARE

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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