

RETAIL FOR LEASE

RESTAURANT SPACE

1905 Ingersoll, Des Moines, IA 50309



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	2,520 SF
LEASE RATE:	\$20.00 SF/yr (NNN)
ZONING:	MX2 Mixed Use District

PROPERTY OVERVIEW

Des Moines's Ingersoll Avenue is the main retail corridor serving the central business district and offers convenient access to public transit, I-235 and downtown Des Moines.

PROPERTY HIGHLIGHTS

- Rate: \$20.00 NNN
- OPEX: \$8.90SF
- 2,520 SF
- Restaurant Space
- Grease Interceptor
- Patio
- Ingersoll Frontage
- Extensive window
- Free on-site parking available
- Minutes to Airport and Downtown

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

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

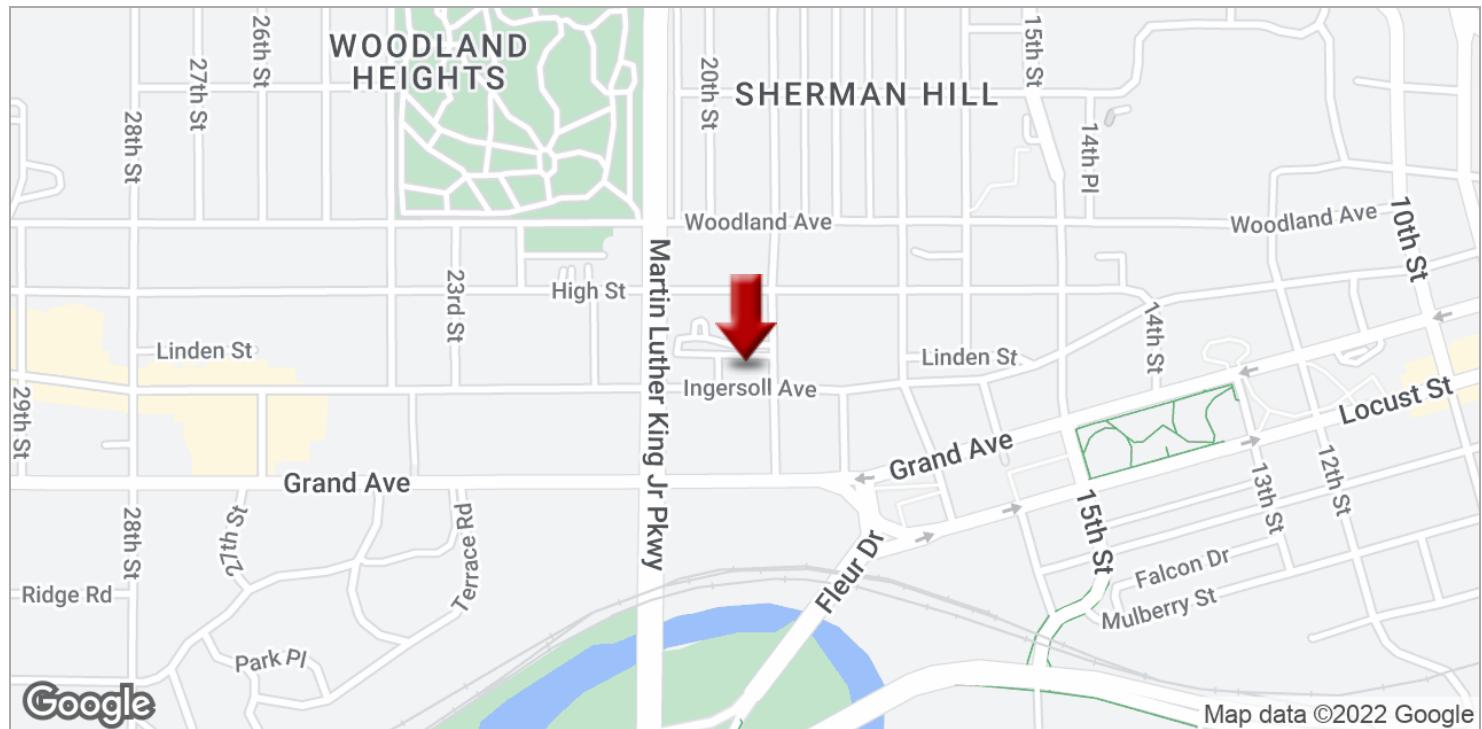
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Each Office Independently Owned and Operated

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INGERSOLL SQUARE

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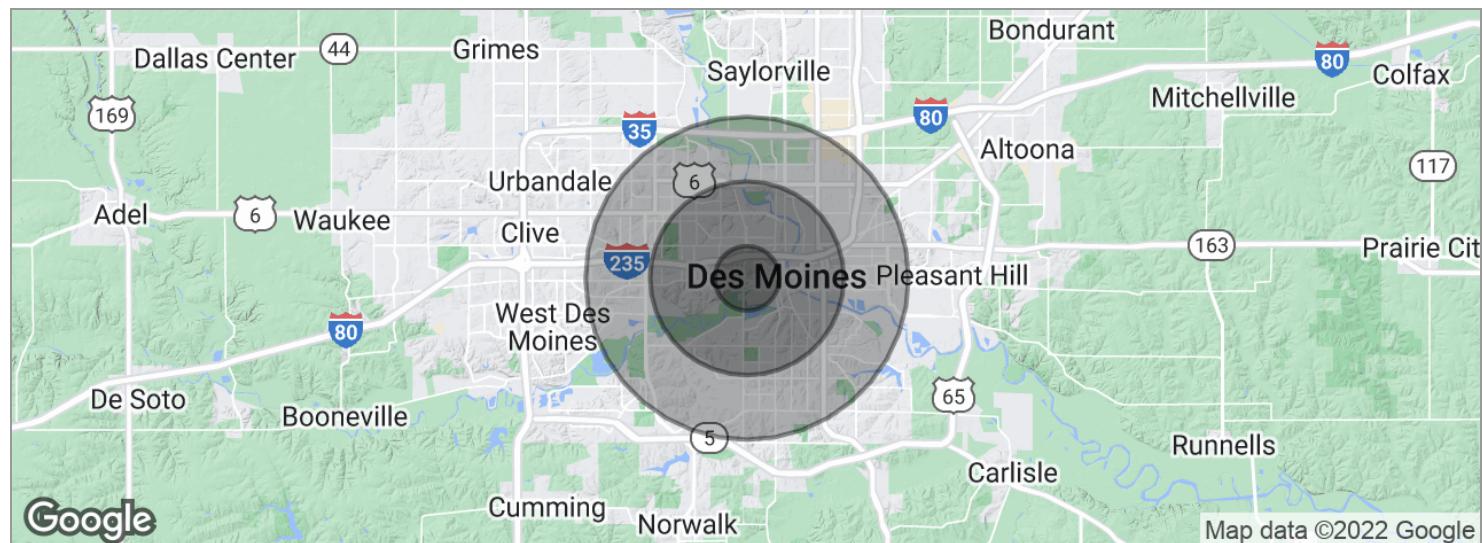
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,975	94,742	220,111
Median age	31.6	33.3	34.3
Median age (male)	34.2	33.0	33.7
Median age (Female)	30.5	34.2	35.4

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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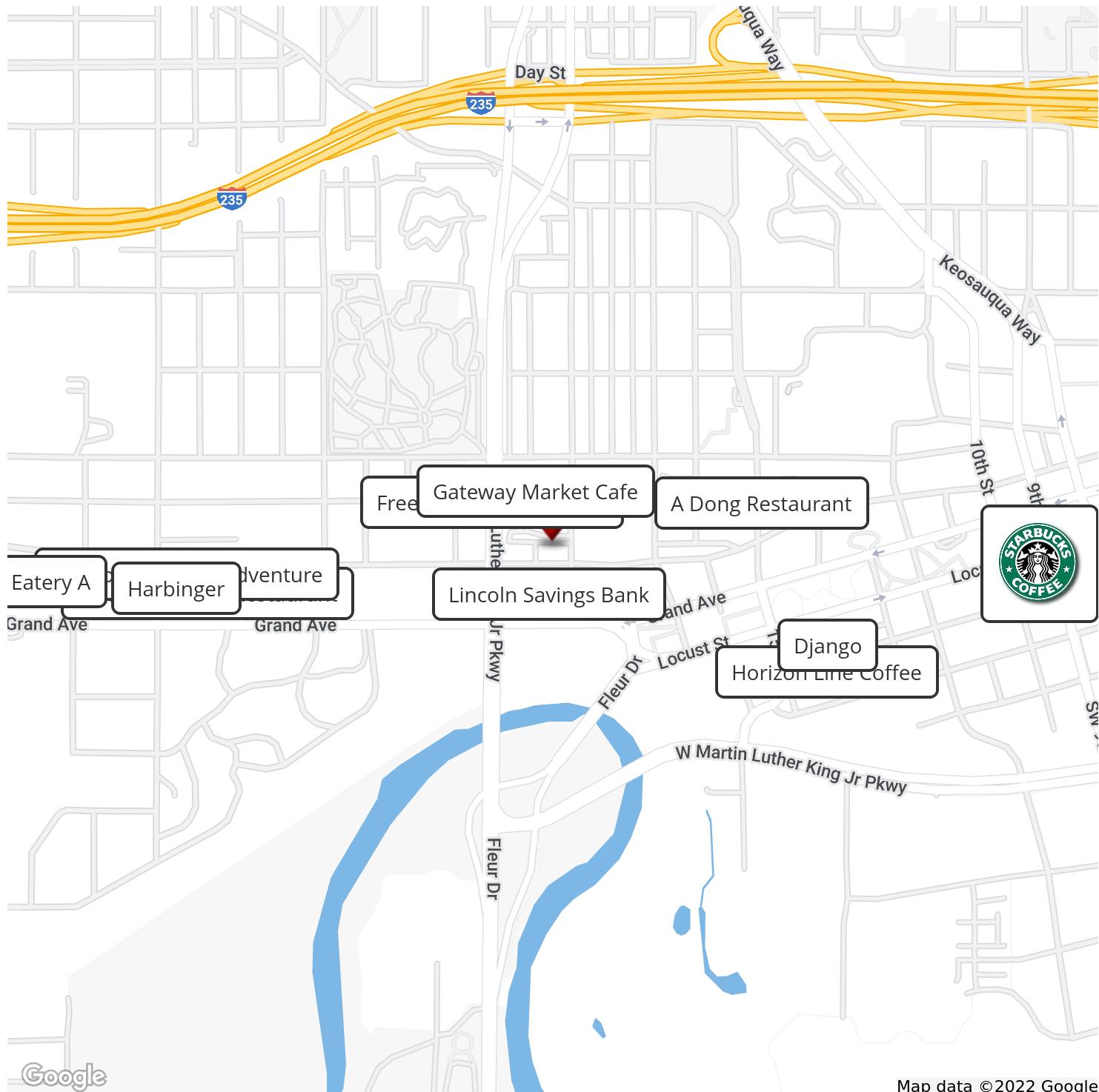
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