

For Lease

Retail/Office



2940 Ingersoll Ave

Des Moines, Iowa 50312

Property Highlights

- High Traffic/Visibility
- Walkable Area
- Near Downtown & Interstate Access
- Off Street & Street Parking
- Dimensions - 29' x 57'

Property Description

Flexible first floor 1653 square feet that has been demo'd and ready for a new business and buildout to suit your needs. Common area restrooms exists, with potential for dedicated restrooms as well. Great visibility for customers and plenty of nearby lunch establishments including Eatery A, the Cheese Bar and Jesse's Embers. This near west side location is very accessible on the highly trafficked Ingersoll Ave, and close to the 31st St exit on I235.

OFFERING SUMMARY

Available SF	
Lease Rate	Negotiable
Lot Size	0.273 Acres
Building Size	4,296 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	13,884	\$70,905
3 Miles	91,366	\$70,043
5 Miles	217,942	\$67,566

For more information

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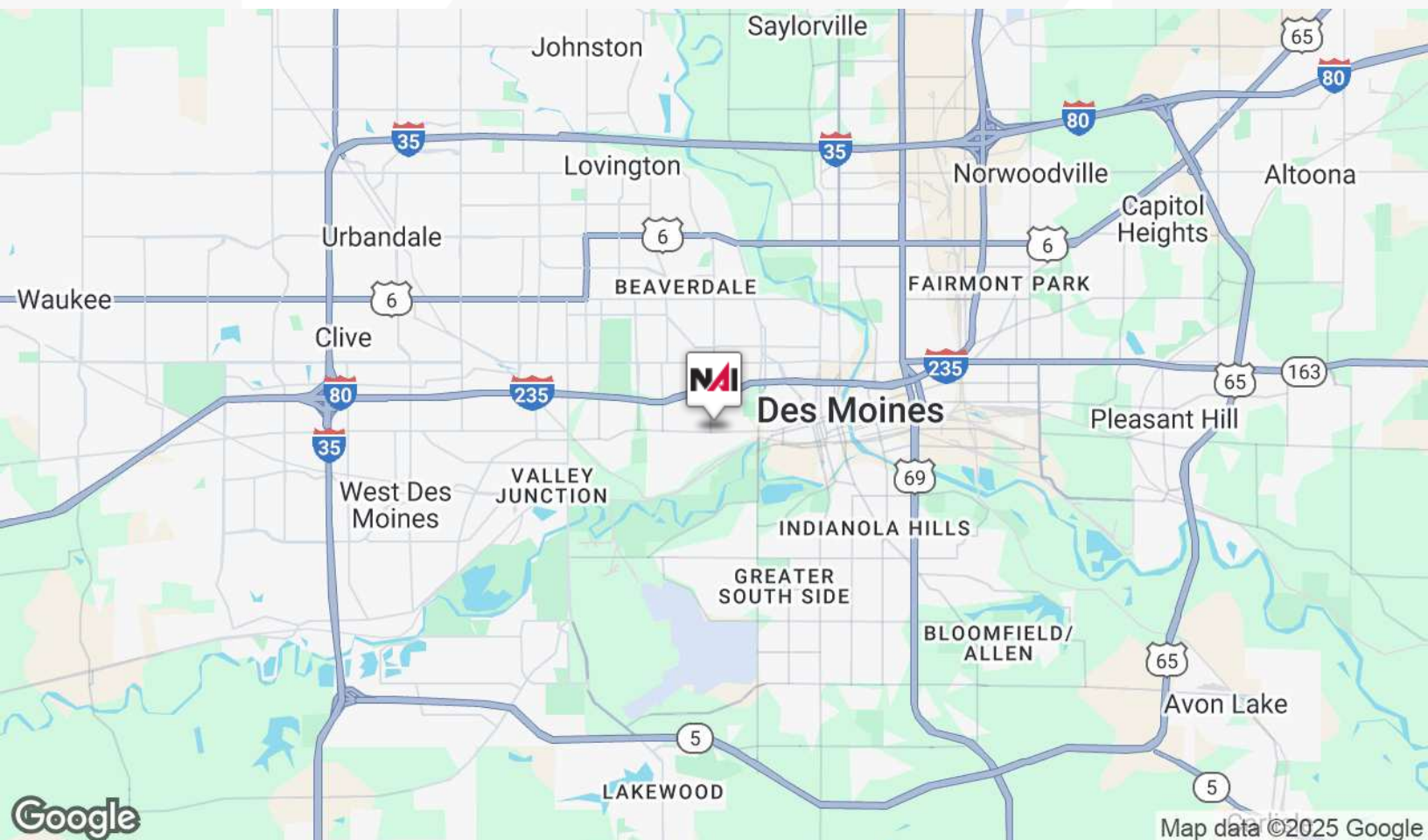
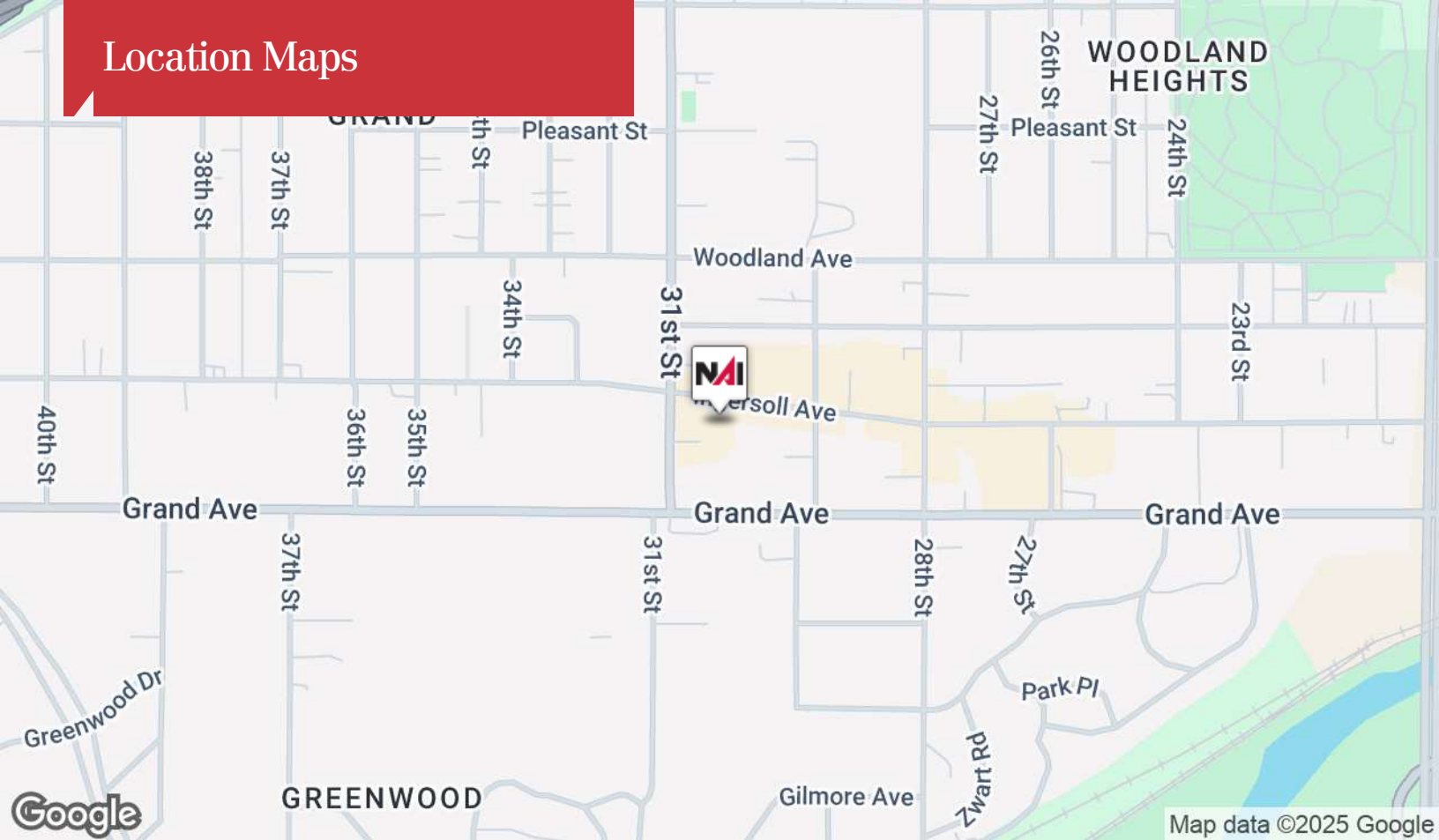
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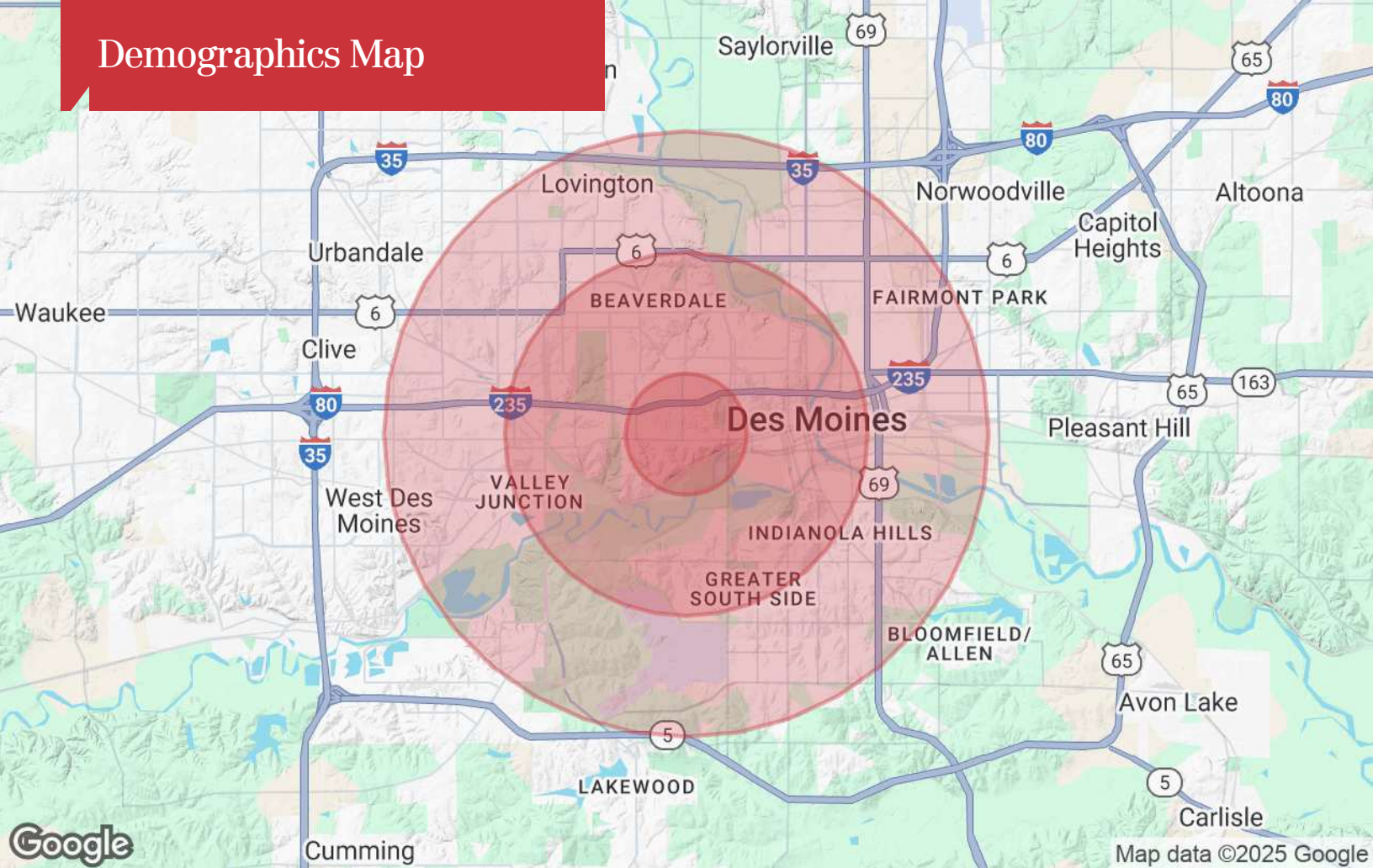
Additional Photos



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,884	91,366	217,942
MEDIAN AGE	38.1	35.3	36.0
MEDIAN AGE (MALE)	36.4	34.5	35.0
MEDIAN AGE (FEMALE)	40.1	36.9	37.6

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	7,824	43,749	97,187
# OF PERSONS PER HH	1.8	2.1	2.2
AVERAGE HH INCOME	\$70,905	\$70,043	\$67,566
AVERAGE HOUSE VALUE	\$191,990	\$173,340	\$161,199

* Demographic data derived from 2020 ACS - US Census