

For Lease

# Commercial

2,460 SF



## 2903 Ingersoll Ave

Des Moines, Iowa 50312

### Property Highlights

- High Visibility Office/Retail
- Strong Economic Area
- Great Walkability
- CAM: \$4.26 /sf

### Property Description

Near west side office/retail space along trendy Ingersoll ave. With a prime location, this property offers high visibility and accessibility, making it an ideal choice for businesses seeking a strategic presence.

#### OFFERING SUMMARY

|                     |                     |
|---------------------|---------------------|
| <b>Lease Rate</b>   | \$16.00 SF/yr (NNN) |
| <b>Available SF</b> | 2,460 SF            |
| <b>Lot Size</b>     | 0.38 Acres          |

#### DEMOGRAPHICS

| Stats          | Population | Avg. HH Income |
|----------------|------------|----------------|
| <b>1 Mile</b>  | 13,423     | \$86,440       |
| <b>3 Miles</b> | 92,927     | \$85,326       |
| <b>5 Miles</b> | 222,881    | \$83,048       |

For more information

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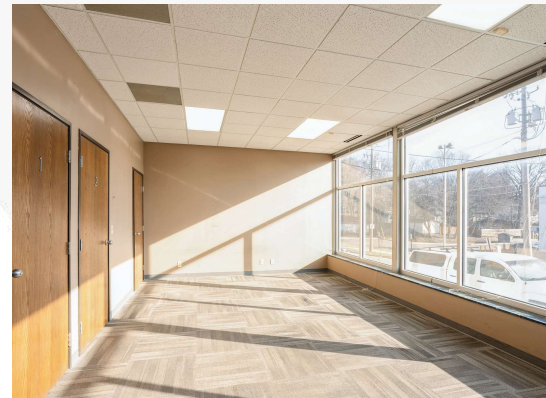
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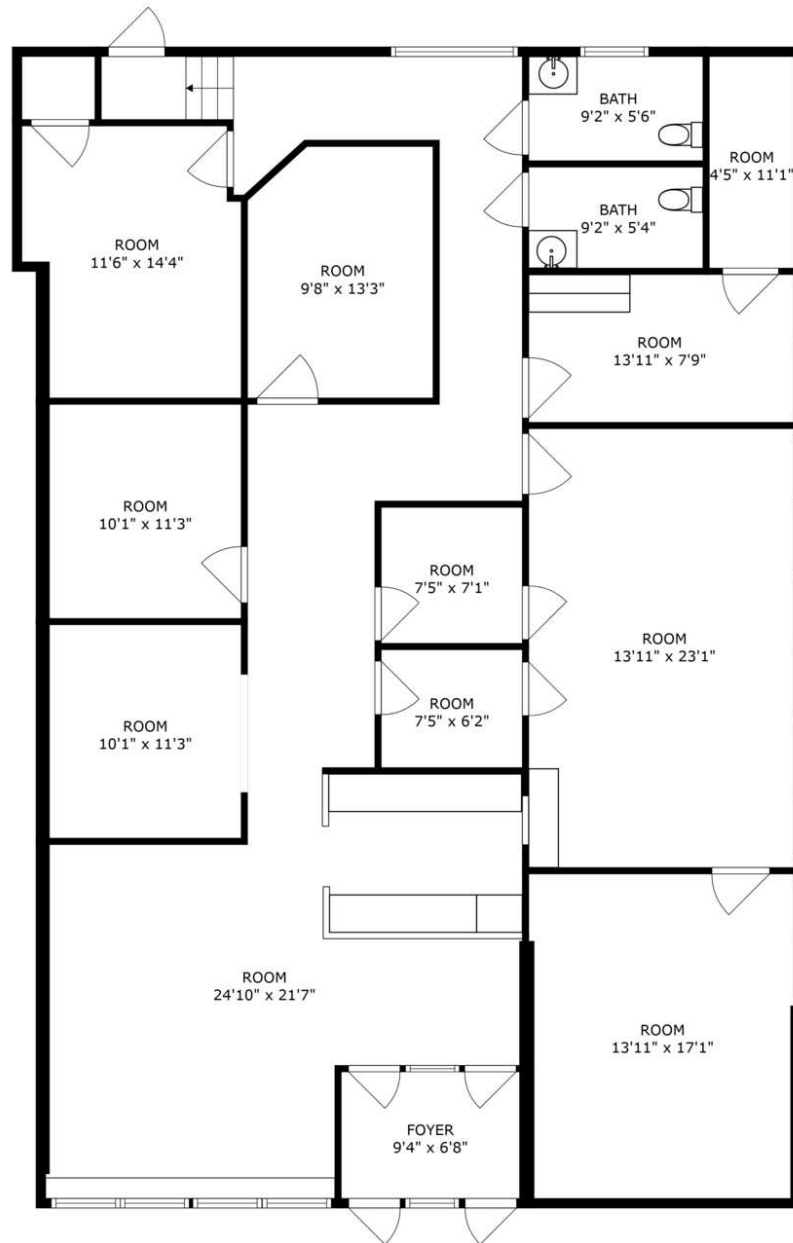
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# Commercial Building

2,460 SF | \$16.00 SF/yr

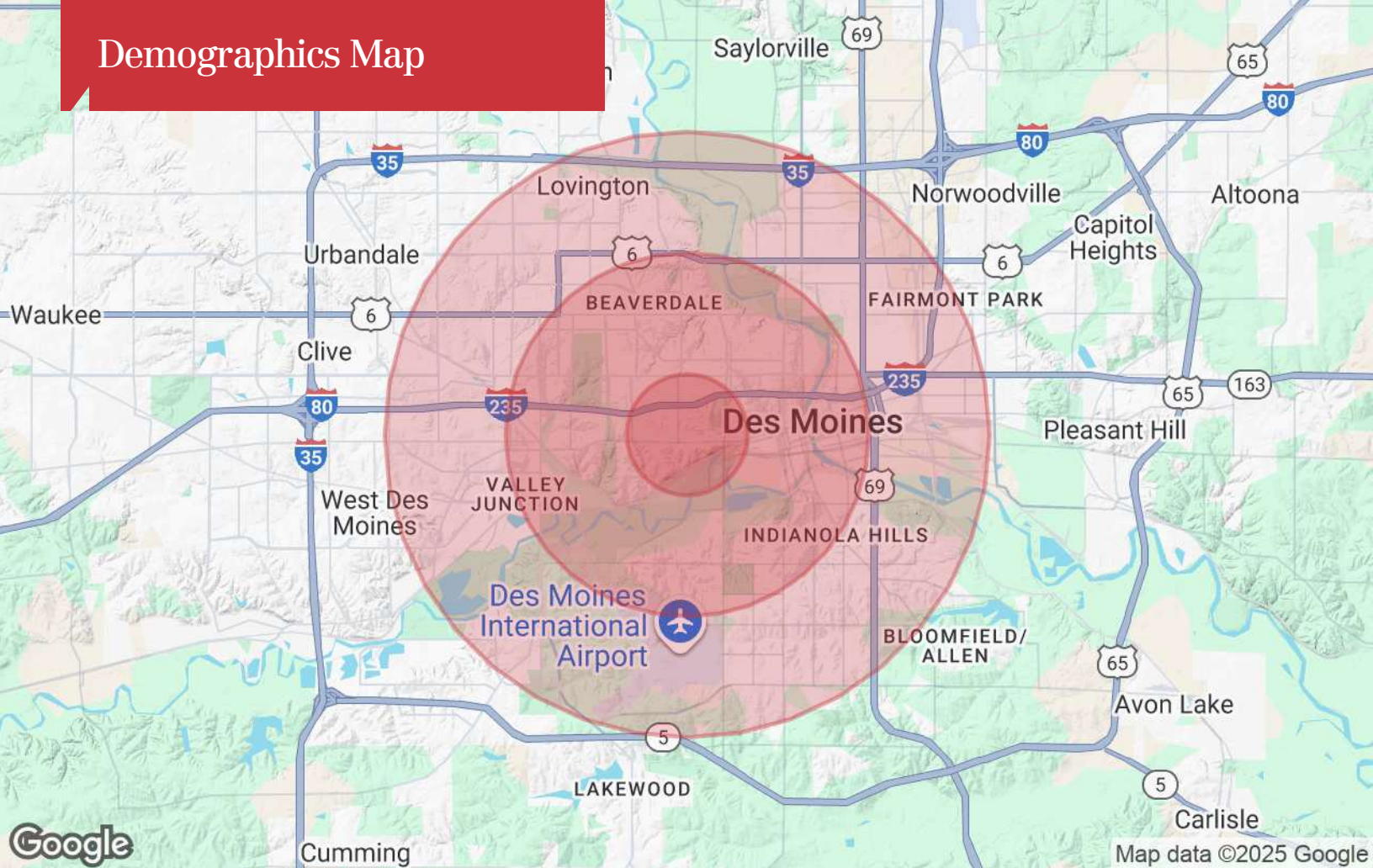


# Floor Plan



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Demographics Map



## Population

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 13,423 | 92,927  | 222,881 |
| MEDIAN AGE          | 42     | 38      | 39      |
| MEDIAN AGE (MALE)   | 41     | 38      | 38      |
| MEDIAN AGE (FEMALE) | 42     | 39      | 40      |

## Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 6,933     | 42,196    | 94,349    |
| # OF PERSONS PER HH | 1.9       | 2.2       | 2.4       |
| AVERAGE HH INCOME   | \$86,440  | \$85,326  | \$83,048  |
| AVERAGE HOUSE VALUE | \$300,045 | \$260,756 | \$233,704 |

\* Demographic data derived from 2020 ACS - US Census