

# FOR LEASE



## 3714 INGERSOLL AVENUE

Des Moines, Iowa 50312

Space Available  
4,974 RSF +/-

**ANGIE TESSAU, CCIM, SIOR**  
515.707.6889  
AngieT@KnappLC.com  
Licensed in IA

**KOREY BIRKENHOLTZ**  
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Unlock the full potential of this standalone building on vibrant Ingersoll Avenue. With high visibility, flexible layout, and ample parking (39 stalls), it's an ideal spot for your next office, retail, or service location.

#### PROPERTY HIGHLIGHTS:

- Prime location on Des Moines' iconic Ingersoll Avenue
- Excellent visibility with high daily traffic counts
- Ideal for office, retail, or service-oriented users
- On-site parking behind the building + storage shed
- Flexible floorplan with private offices & open space
- Move-in ready condition with modern finishes
- Surrounded by established businesses, restaurants & amenities
- Convenient access to I-235 & downtown Des Moines



CLASS B



MEDICAL SPACE



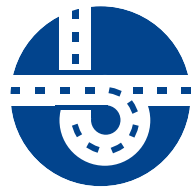
MANAGED BY KNAPP PROPERTIES



EXCELLENT LOCATION



RESTAURANTS NEARBY



INTERSTATE ACCESS



RETAIL SHOPPING NEARBY

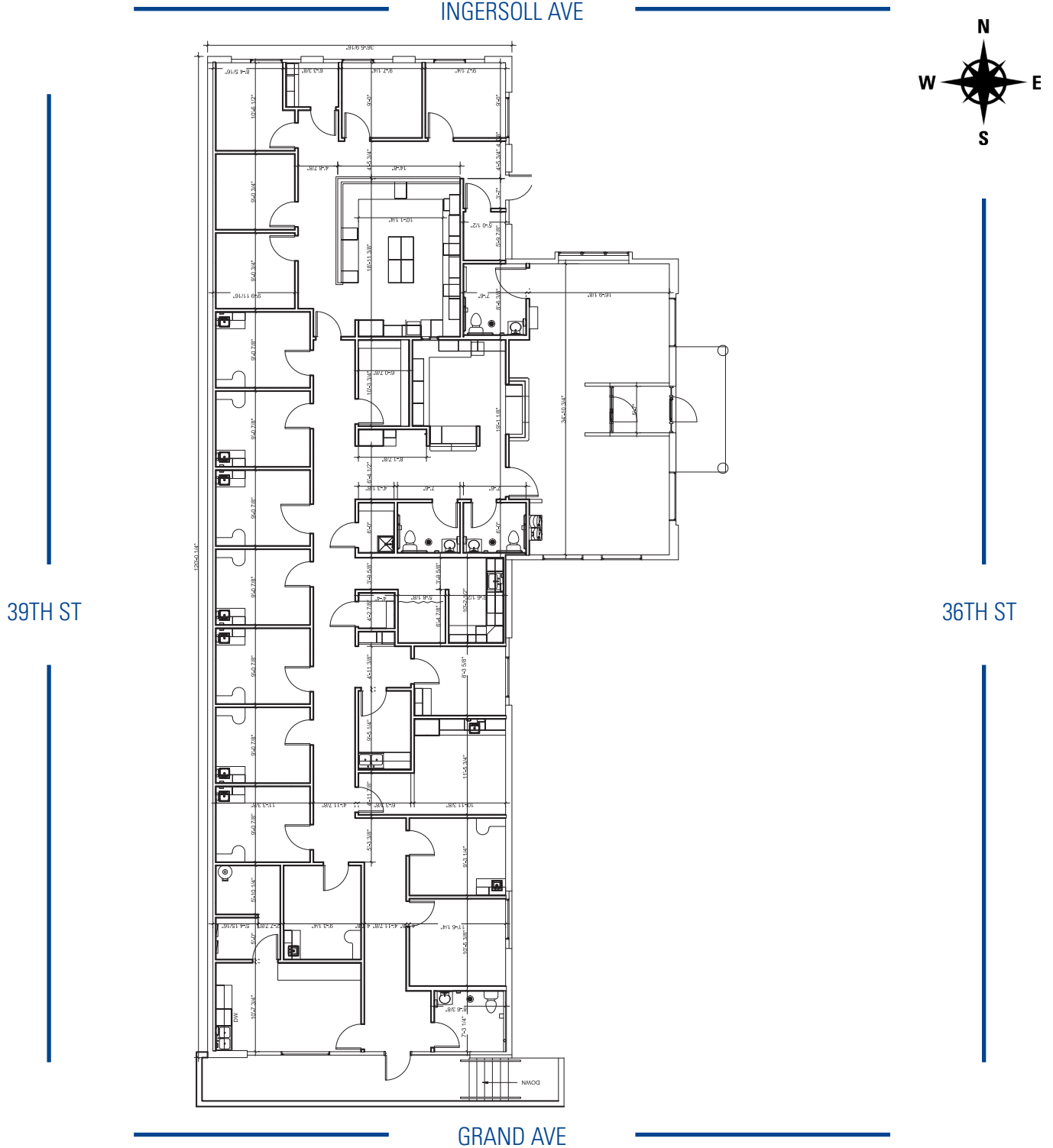


PARKING LOT



BREAKROOM

# 3714 INGERSOLL AVE FLOOR PLAN



**FULL BUILDING**  
4,974 RSF

Lease Rate:  
**\$20.00 PSF NNN**

*Available*  
**1/1/2026**

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# DEMOGRAPHICS

3714 INGERSOLL AVE

5 mile radius

## INCOME



\$67,357

Median Household Income



\$133,579

Median Net Worth



\$242,266

Median Home Value



\$54,816

Median Disposable Income

## EDUCATION



36%

Bachelor's/Grad/Prof Degree

## BUSINESS



10,178

Total Businesses



175,718

Total Employees

## KEY FACTS



225,234

Total Population



279,644

Total Daytime Population



36.5

Median Age



96,536

Households

## TRAFFIC



15,800

Ingersoll Ave



13,500

Grand Ave



4,380

36th Street

## EMPLOYMENT

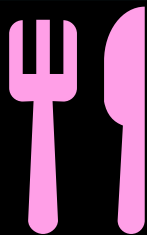


3.5%

Unemployment Rate



# *nearby* **ATTRACTIONS**



**500**

Restaurants



**74**

Bars and  
Pubs



**42**

Coffee  
Shops



**64**

Grocers



**77**

C-Stores



**163**

Retail  
Shopping



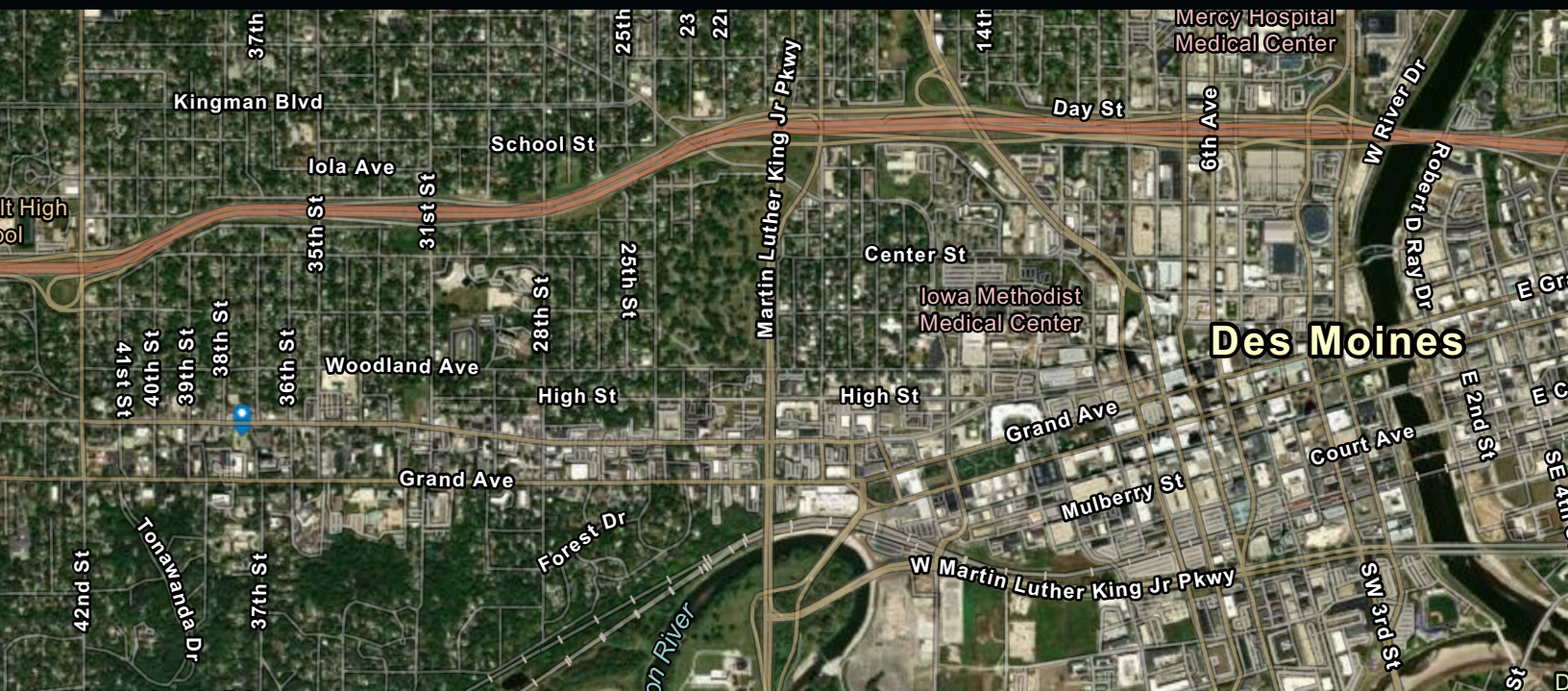
**54**

Hotels



**79**

Attractions/  
Entertainment





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**K N A P P**  
P R O P E R T I E S



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