



For lease

Prime retail site available on
Ingersoll with drive-thru

Availability: 1,560 SF, .75ac

Lease rate: \$30 PSF/NNN

3455 Ingersoll Ave
Des Moines, IA 50312

Property overview

Available space: 1,560 SF

Lot Size: .75 ac

Lease rate: \$30.00/SF NNN

- Located on the desirable Ingersoll Ave corridor.
- Existing drive-thru.
- Re-development opportunity with adaptable space for various business uses.
- Grocer-anchored out lot with consistent daily traffic.
- Adjacent to new commercial and residential projects.

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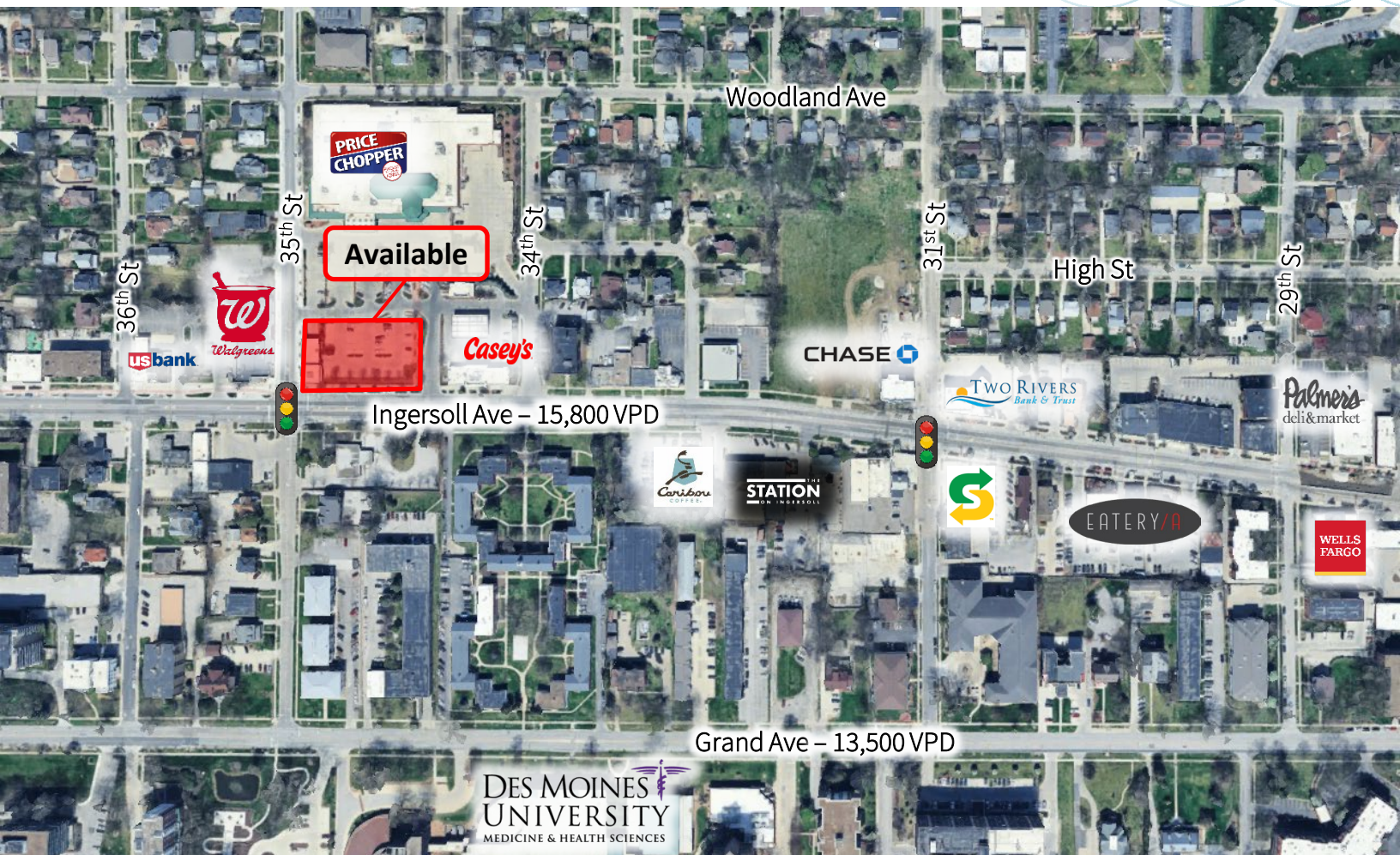
515 802 4684





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Demographics

	1 mi.	3 mi.	5 mi.
Population	13,441	95,153	225,607
Median HH Income	\$63,550	\$64,094	\$64,993
Households	6,646	43,401	95,779

Traffic Counts

Ingersoll Ave	15,800 VPD
Grand Ave	13,500 VPD

Contact broker for
additonal information

jll.com/des-moines

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