

## 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.

Nick Anderson
Associate
nicholas.anderson@jll.com
515 729 6015

Meredith Hedstrom
Vice President
meredith.hedstrom@jll.com
515 419 2963

Thomas Edwards
Analyst
thomas.edwards@jll.com
515 802 4684











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Demographics	1 mi.	3 mi.	5 mi.	Traffic Counts	
Population	13,441	95,153	225,607	Ingersoll Ave	15,800 VPD
Median HH Income	\$63,550	\$64,094	\$64,993	Grand Ave	13,500 VPD
Households	6,646	43,401	95,779		

Contact broker for additonal information

jll.com/des-moines

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