



*\*Conceptual rendering for marketing purposes only, subject to change.*



# For lease

Vibrant, mixed-use space available off Ingersoll Avenue, only 5 minutes from the heart of Downtown Des Moines

## 1,649 - 3,640 SF

3121 Ingersoll Avenue  
Des Moines, Iowa 50312

### Property overview

#### Availability:

- 1<sup>st</sup> Floor Retail: Area 1 | 1,649 SF  
Area 2 | 1,991 SF
- 2<sup>nd</sup> Floor Office: Area 3 | 2,350 SF  
Area 4 | LEASED
- 3<sup>rd</sup> Floor Office: Area 5 | LEASED

Lease rate: \$23.00 - \$38.00 PSF/NNN

- Retail/office available summer 2026
- Onsite/street parking
- Signage opportunities available
- Common area restrooms
- Walkable neighborhood with close proximity to numerous restaurants, retailers, and office users

**Contact broker for  
additional information**

[jll.com/des-moines](http://jll.com/des-moines)

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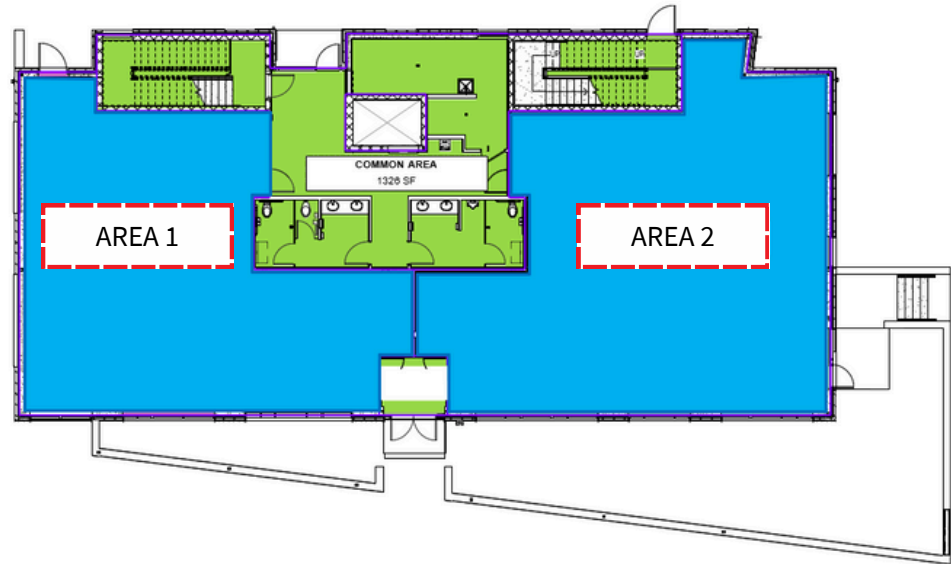
## Floor plans

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### 1st Floor

**\$38.00 PSF NNN**

- Area 1 | 1,649 SF
- Area 2 | 1,991 SF



### 2nd Floor

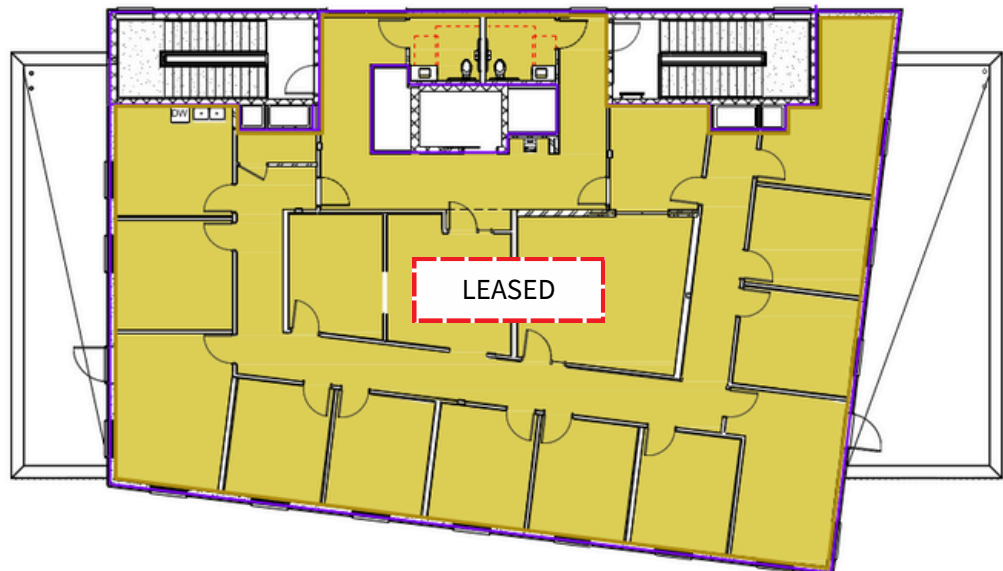
**\$23.00 PSF NNN**

- Area 3 | 2,350 SF
- Area 4 | LEASED



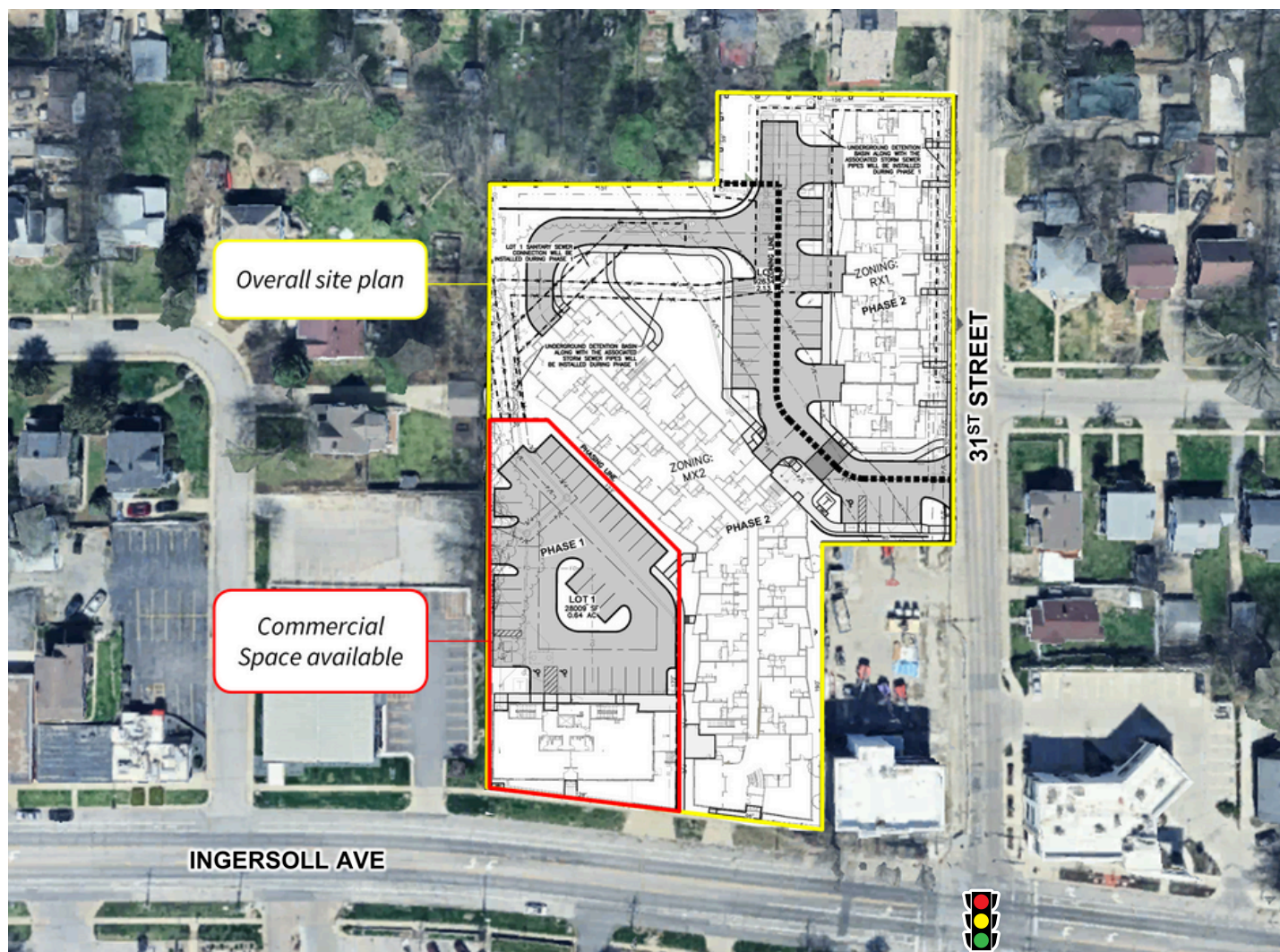
### 3rd Floor

- Area 5 | LEASED





## Site plan



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## Location overview



### Demographics

	1 mile	3 miles	5 miles
<b>Total population</b>	13,801	94,398	225,833
<b>Total households</b>	7,117	43,207	96,517
<b>Average HH income</b>	\$97,353	\$95,871	\$92,450

### Traffic counts

<b>Interstate 235</b>	131,900 VPD
<b>31st Street</b>	12,800 VPD
<b>42nd Street</b>	12,400 VPD



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