

# For Lease

**DENNY ELWELL COMPANY**  
Commercial Real Estate & Development

# RETAIL/OFFICE



2120 Ingersoll Ave  
Des Moines, Iowa 50312

- 5,496 SF Two Story Building
- Attractive Architectural Design Elements
- High-End Finishes
- Prime Location with Downtown Views
- Excellent Visibility on the Corner of Ingersoll Ave and Martin Luther King Jr. Pkwy
- High Traffic Counts
- Ideal Opportunity for Professional Office, Retail, or Restaurant
- Former Restaurant with Two 5,000-Gallon Grease Interceptors In Place



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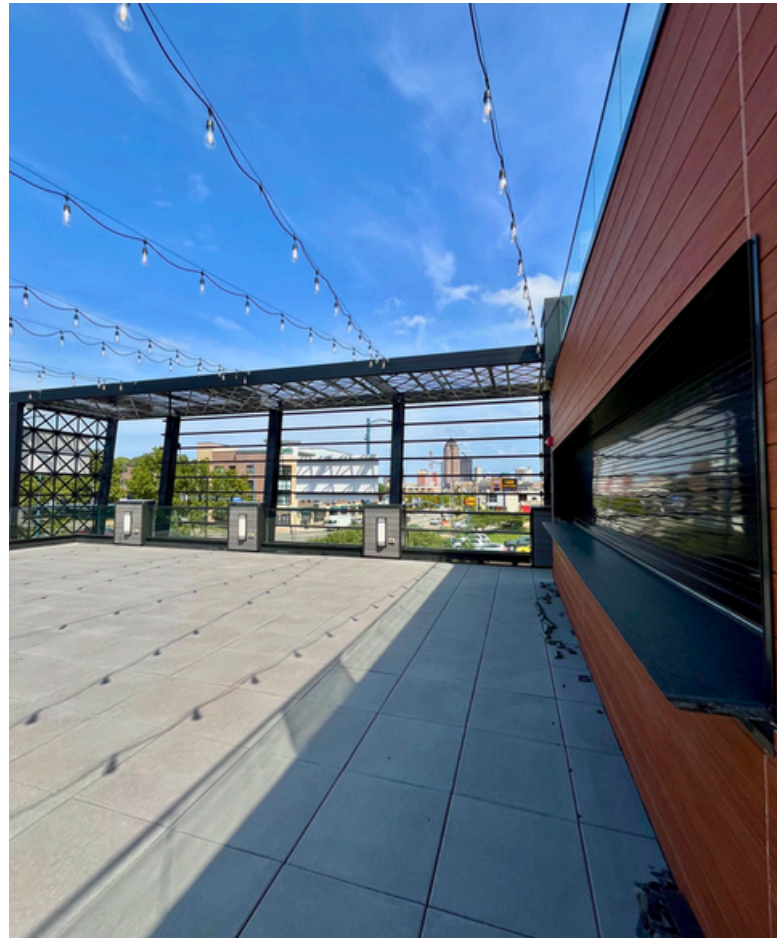
2401 SE Tones Dr Suite 17 Ankeny, Iowa 50021

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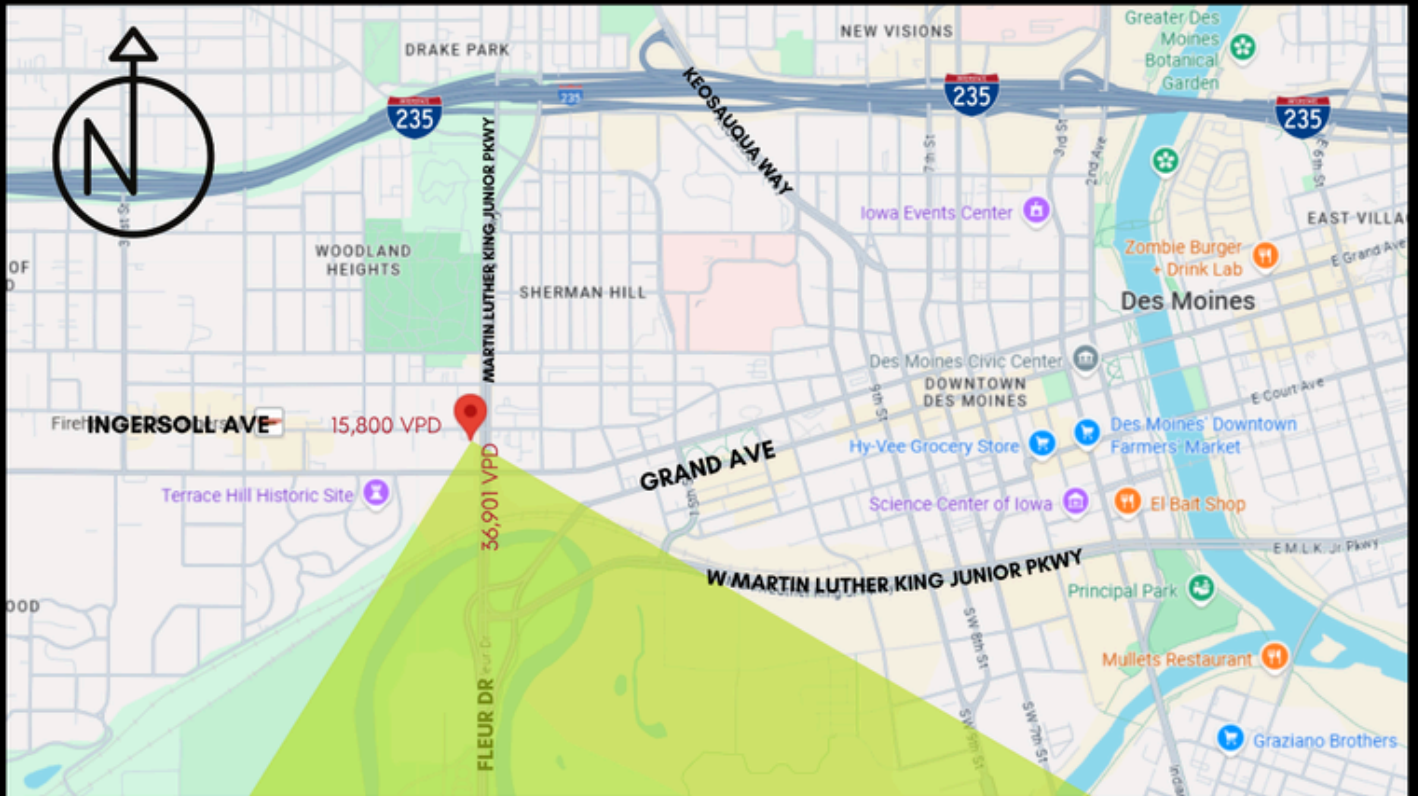
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## Ingersoll Ave

### Fun Facts & Historic Highlights

#### 1. Streetscape & "The Avenues" Branding

- What started in 2009 as a small beautification pilot has evolved into a full corridor makeover, featuring wide sidewalks, protected bike lanes, curb extensions, green planter boxes, bike racks, and pedestrian-friendly signals. These enhancements have improved safety and boosted foot traffic along the commercial strip.[City-DataRent.com](#)
- Ingersoll & Grand Avenues have been branded "The Avenues" to emphasize the area's cultural and economic vitality and connect it to the Arts Center and downtown.[We Are Iowa](#)

#### 2. Road Diet: Safer, Slower, Better

- The "road diet" conversion of Ingersoll from four lanes to three (with a center turn lane) cut crashes by 50%, injury crashes by 30%, and vehicle speeds by 10%. It also added over 50 on-street parking spaces and supports more than 200 cyclists daily.[City-Data](#)

#### 3. Historic Streetcar Remnants

- During recent repaving, the city unearthed remnants of a trolley barn and streetcar tracks from Ingersoll Avenue's early 20th-century transit history. The preserved pieces are being donated for historic preservation.[KCCI](#)

### Neighborhood Demographics & Lifestyle

#### Ingersoll Park (surrounding area along the avenue)

- Population: ~774 residents, median age ~42.[Homes.comNiche](#)
- Median household income: ~\$91,300 (2021); average household income: ~\$124,500.[Homes.com](#)
- Education: ~99.6% high school graduates, ~79.8% with a college degree, ~40.5% with advanced degrees.[Homes.comNeighborhoodScout](#)
- Lifestyle & Community: Highly walkable and bikeable, with plenty of cafes, galleries, and parks. Niche ranks it A overall for families, nightlife, jobs, and outdoor activities.[NicheRent.com](#)
- Residents describe Ingersoll Park as safe, friendly, and walkable—"safe, clean, friendly, great schools," and "Ingersoll Live is like a big block party": a neighborhood worth sticking around for![Trulia Real Estate Search](#)

#### Ingersoll Oaks (adjacent neighborhood in ZIP 50312)

- Small area (~0.027 sq mi) with a population of about 177; very dense at ~6,500 people per square mile.[City-Data](#)
- Median household income: \$138,700—more than double the city average (\$60,900).[City-Data](#)
- Home values span from ~\$200k to over \$750k; wide mix of renters and owners.[City-Data+1](#)

#### Waterbury/Ingersoll Park (broader neighborhood context)

- Homes rich in historic charm—over 63% of homes built before 1939.[NeighborhoodScout](#)
- Extremely educated community: ~41% hold advanced degrees, higher than ~13.7% nationally.[NeighborhoodScout](#)
- A majority (~72%) are executives, managers, or professionals.[NeighborhoodScout](#)

#### Zip Code 50312 (estimate around Ingersoll Ave)

- Median age: ~42; population density: ~2,700/sq mi.[Iowa Realty](#)
- College-educated: ~67%; median income: ~\$66,200.[Iowa Realty](#)
- Owner-renter ratio: ~61% owners, 39% renters.[Iowa Realty](#)
- Nearby schools: Hanawalt Elementary, Merrill Middle, Roosevelt High.[Iowa Realty](#)



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