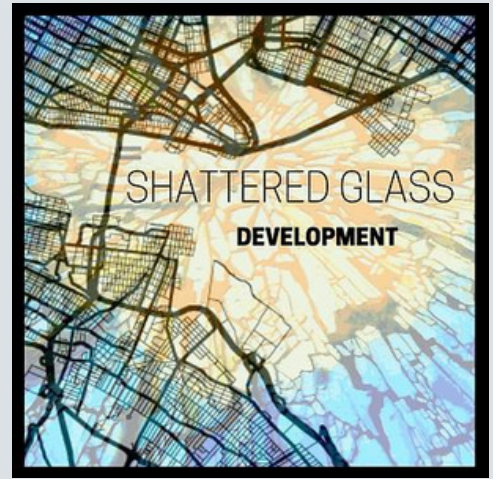


DES MOINES DEVELOPMENT LAND

3803/3805 INDIANOLA AVE, DES MOINES IA



About the property:

Perfectly located in the charming wooded area in Southeast Des Moines, this site includes two parcels and an existing building. The building was formerly a restaurant (Riccelli's). The City of Des Moines has confirmed their willingness to rezone the site for different uses such as senior living. Current zoning is N3A.

1.273 AC of Land including a 5,319 SF Building



Jackie Johansen
Owner/Broker
(515) 277-0042

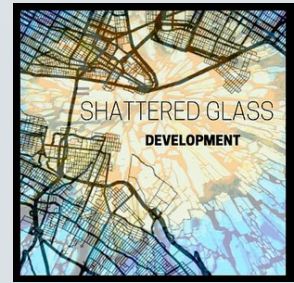


Lena Gryn
Agent
(515) 505-9267

\$450,000



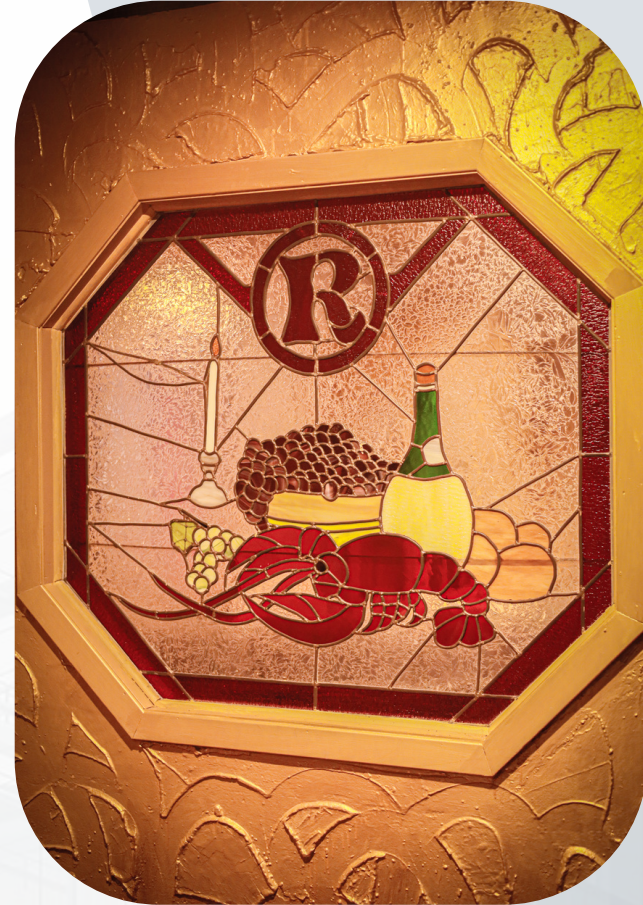
FOR SALE



BUILDING HISTORY

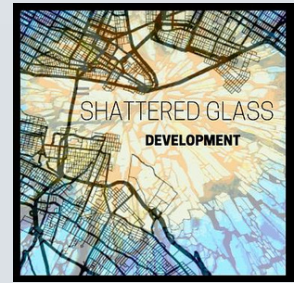
3803/3805 INDIANOLA AVE, DES MOINES IA

Riccelli's was once a household name known for their authentic Italian atmosphere. Walking through Riccelli's was like stepping back in time. Meals shared here were always memorable experiences for all of their customers. Between their delicious food, hand painted murals, and impressive display of historic memorabilia, there was something different for everyone in the family to enjoy.



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SITE PHOTOS

3803/3805 INDIANOLA AVE, DES MOINES IA

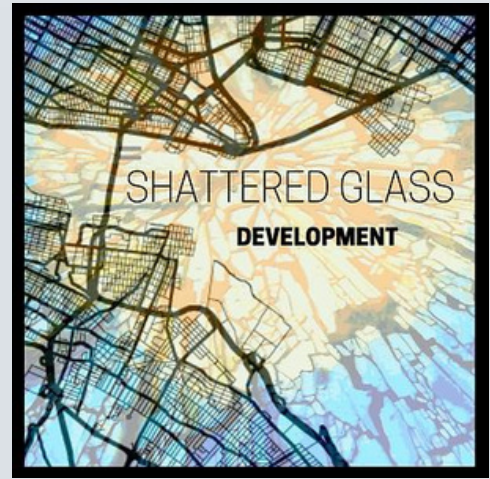


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DES MOINES DEVELOPMENT LAND

3803/3805 INDIANOLA AVE, DES MOINES IA



SHATTERED GLASS DEVELOPMENT is a Commercial Real Estate firm with a full range of services specializing in Equity Attraction, Site Selection, Brokerage, Development, and more, with a unique approach and a win-win methodology. Women owned and managed, Shattered Glass Development has been breaking the glass ceiling in the male-dominated commercial real estate industry, reshaping it to a more diverse and inclusive environment.

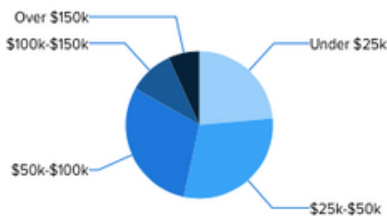
About the Des Moines Metro Area:

- #7 Most Affordable Housing Market – *GoodHire, 2022*
- #6 Top Metro for Number Economic Development Projects (among metros with a population of 200,000 to 1 million) – *Site Selection Magazine, 2022*
- Top 10 Place Where It’s Easiest to Save for Your First Home – *Money, 2022*
- One of 50 Cities Worth Exploring in 2022 – *Travel Pulse, 2022*
- Best Mid-Size Town in the Midwest – *Midwest Living, 2022*
- #8 Most Resilient Tech Hub – *LinkedIn, 2021*
- #4 Best Place to Raise Kids – *SmartAsset, 2021*

Demographics:

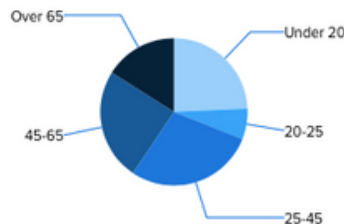
Household Income

\$45.3k **\$48.9k** **↑ 2%**
 Median Income 2026 Estimate Growth Rate



Age Demographics

38 **39** **↑ 3%**
 Median Age 2026 Estimate Growth Rate



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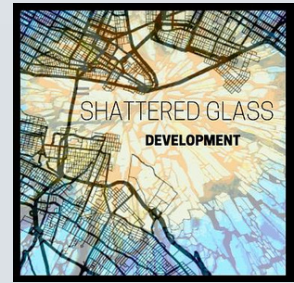


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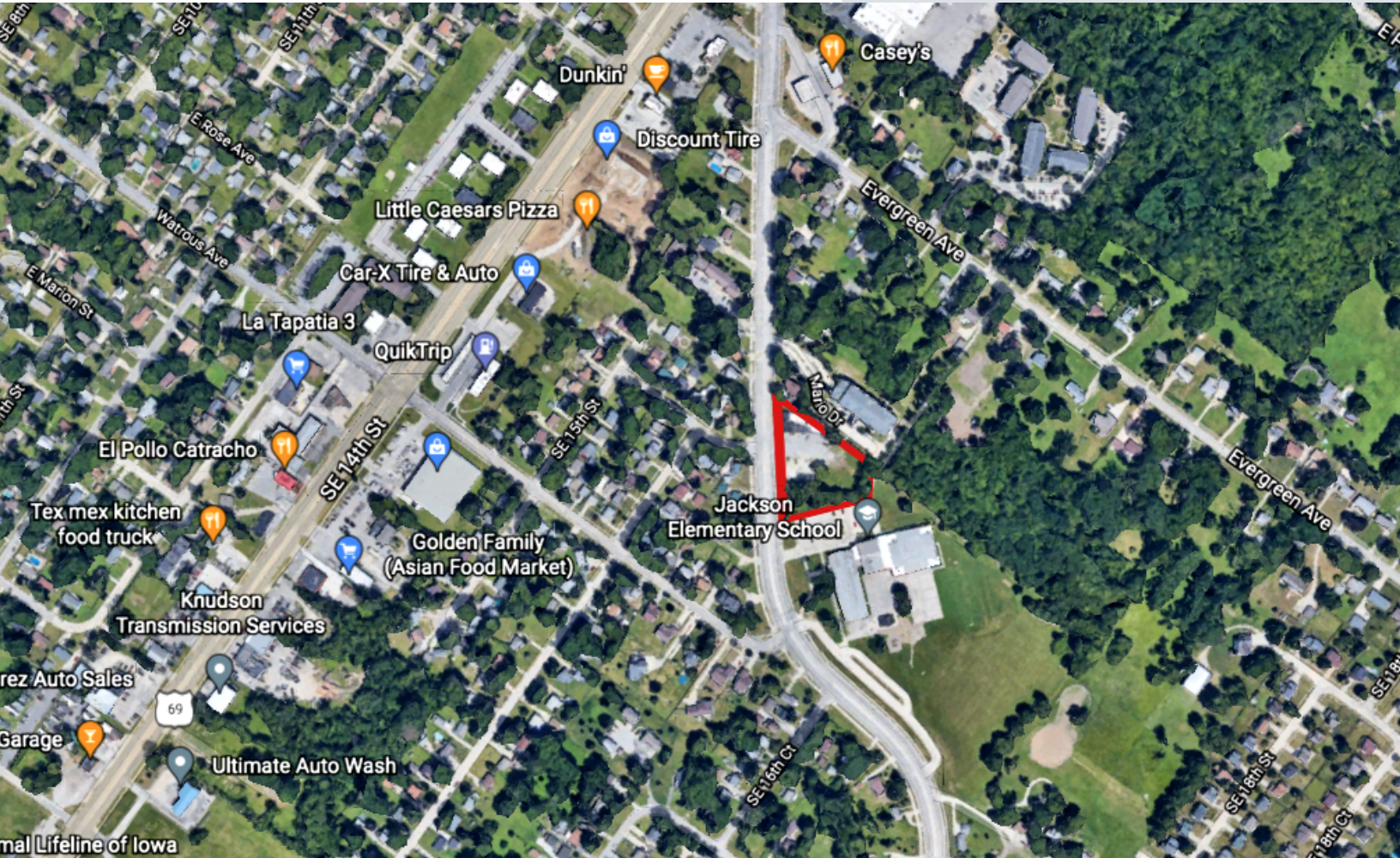
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AERIAL MAP

3803/3805 INDIANOLA AVE, DES MOINES IA



- Two Parcels: 0.968 AC and 0.305 AC
- Total: 1,273 AC
- Zoning: N3a Neighborhood District
- Ability to rezone to other uses such as Senior Living agreed to by the City
- Close proximity to services: bus routes, grocery stores and community centers
- Great walkability of the area
- Next to Jackson Elementary School and Shelly Rose Estates Independent Living complex



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