



2829 S Ankeny Boulevard Ankeny, IA 50023

Single tenant investment property

Confidential offering memorandum

INVESTMENT HIGHLIGHTS

- 100% occupancy rate with 10-year lease in place with two, five-year renewal options at market rent
- Located in a highly-desirable area of Ankeny with close proximity schools, outdoor recreation, entertainment venues and parks
- Ankeny has consistently been recognized as one of the fastest growing cities in the Midwest by the US Census Bureau and is currently 10th in the nation

Property Summary

ADDRESS	2829 S Ankeny Boulevard, Ankeny, IA 50023
PRODUCT TYPE	Retail
BUILDING SIZE	28,075 SF
SITE SIZE	3.327 acres
YEAR BUILT/RENOVATED	1999/2019
OCCUPANCY	100.0%
TENANT	Urban Air
SALE PRICE	\$4,900,000
ANNUAL NOI	\$267,550

LOCATION SUMMARY

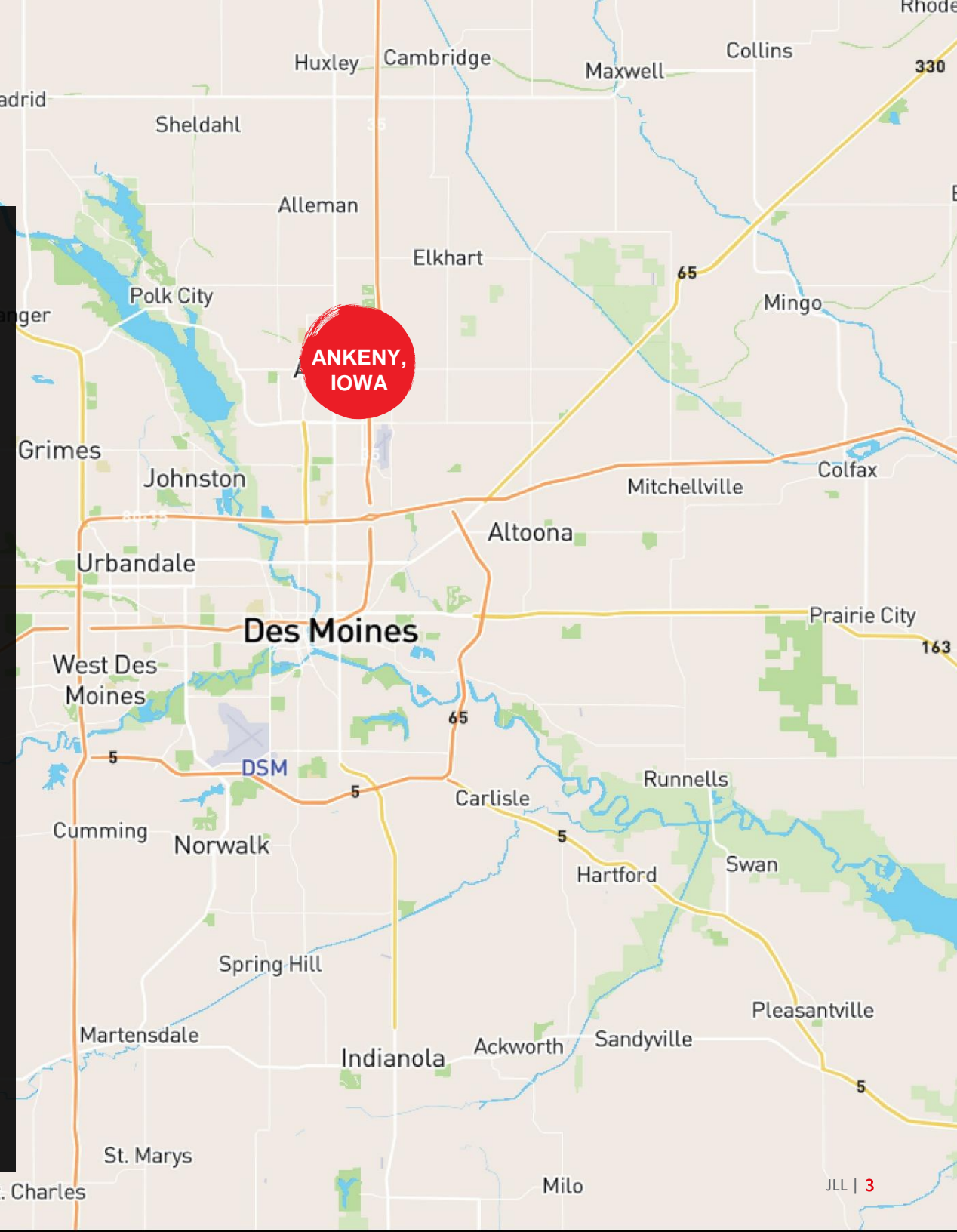
Ankeny, Iowa

- Situated in the heart of the Midwest just north of Des Moines at the intersection of Interstate 80 and 35
- Named one of the fastest growing cities in the Midwest by the US Census bureau for the past four years
- Grows on average by seven residents per day
- Current population of 68,000 but estimated to hit 130,000 residents by 2040
- Named "Playful City" for 11 consecutive years

SCHOOL SUMMARY

Ankeny, Iowa

- 2018 Enrollment: 11,977 students (increase of 428 students from 2017)
- Average growth of 365 students annually for the past 10 years
- 6th largest school district in the State of Iowa



Contact information

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