

For Sale

Commercial Land – Heritage at Prairie Trail

Sale Price: \$15.00/SF
Lot Size: +/- 1 to 3.203 acres
Zoned: Commercial

- 105,000 SF of retail space planned for the Heritage Development with multiple retail buildings and stand-alone sites
- Site location is part of 1,031 acres of mixed-use development in the heart of Ankeny including 525,000 SF of Entertainment and Retail
- Ankeny, Iowa is the 10th fastest growing city in the United States by U.S. Census Bureau

**S. Ankeny Boulevard &
SW Prairie Trail Parkway,
Ankeny, IA**

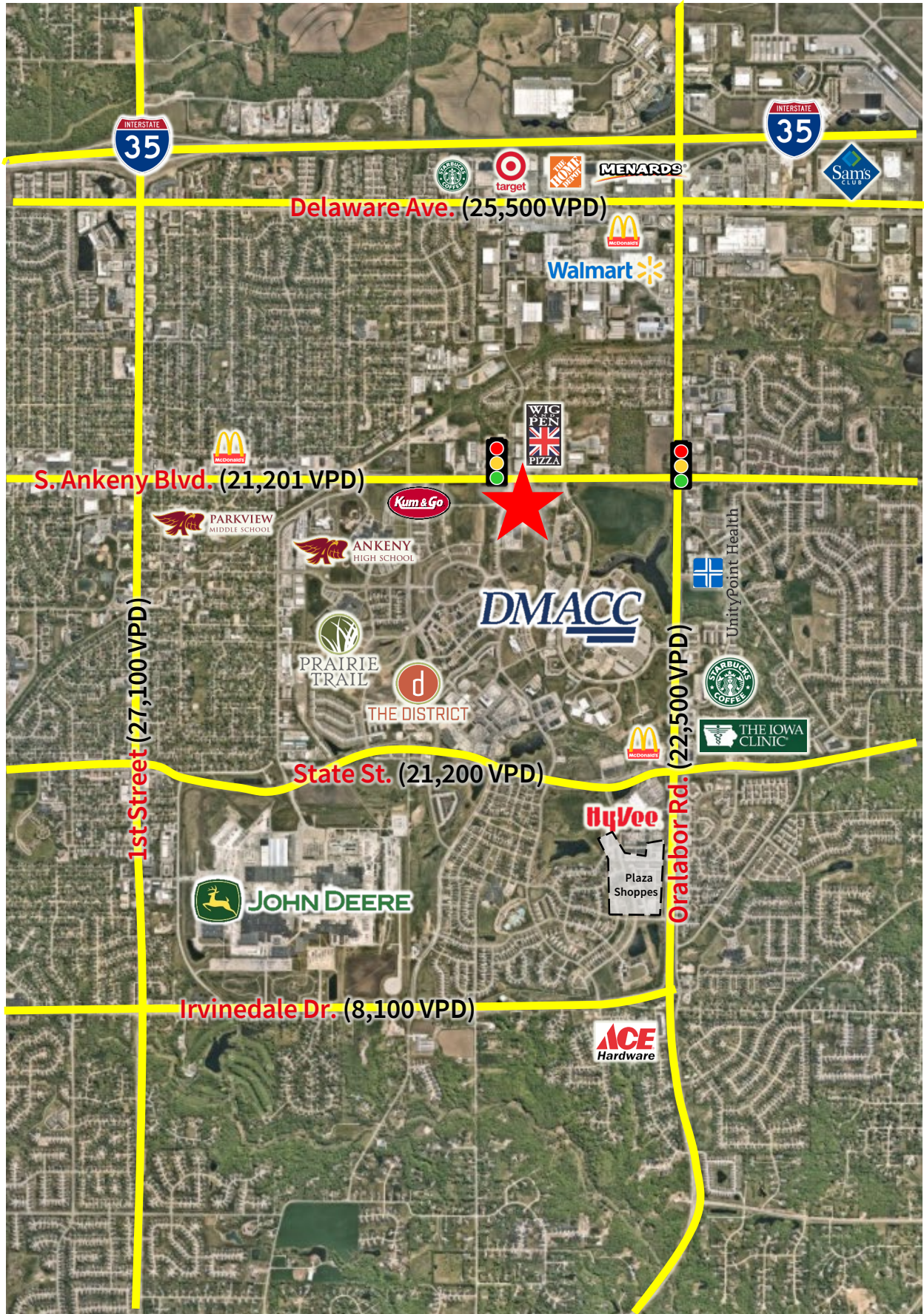
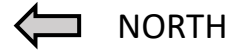
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Location + Aerial



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.



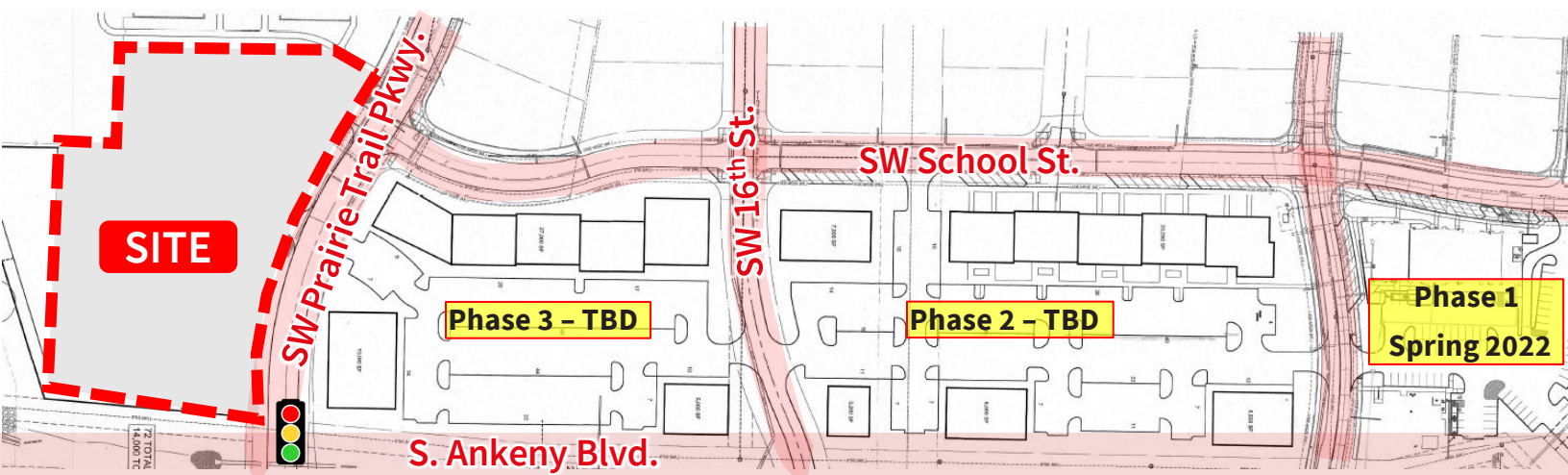
Proposed Site Plan

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NORTH ↑



Ankeny Demographics

	1 Mile	3 Miles	5 Miles
Population	1,170	58,531	73,498
Households	2,844	22,453	27,707
Average HH Income	\$98,810	\$104,432	\$108,245

Traffic Counts

S Ankeny Blvd.	20,201 VPD
SW Prairie Trail Pkwy.	5,135 VPD
Oralabor Rd.	22,500 VPD

Contact

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