

For Sale



INVESTMENT PROPERTY



1850 SW Plaza Shops Lane
Ankeny, Iowa 50023

- 100% Leased Investment Property
- NNN Leases
- 6784 SF Three Tenant Building
- Located West of HyVee in Prairie Trail Area
- Upscale Finishes and Ample Parking for the Complex
- SALES PRICE - \$2,050,000 - 6% Rate of Return



dennyelwellcompany.com

515-964-1587

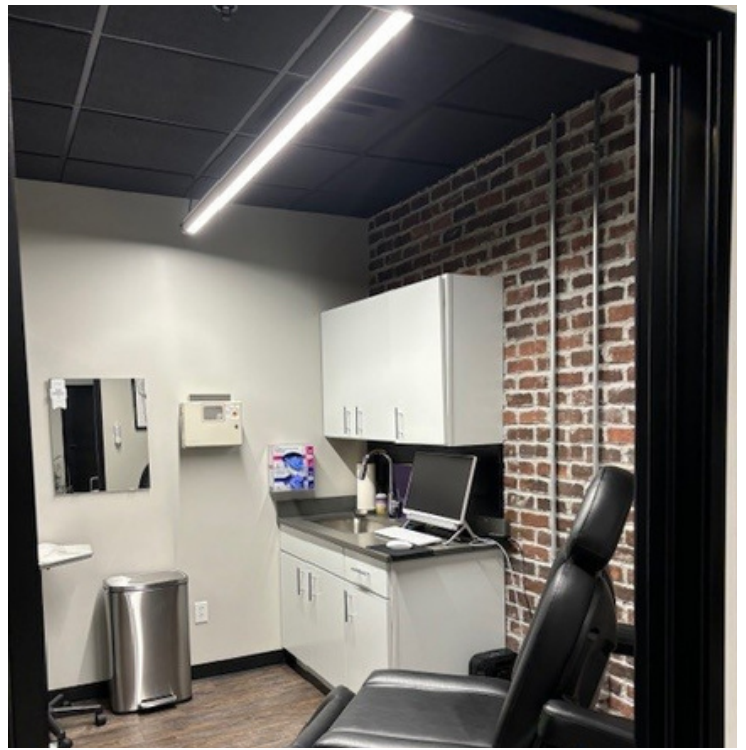
Darcy Gill

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1850 SW Plaza Shops Ln

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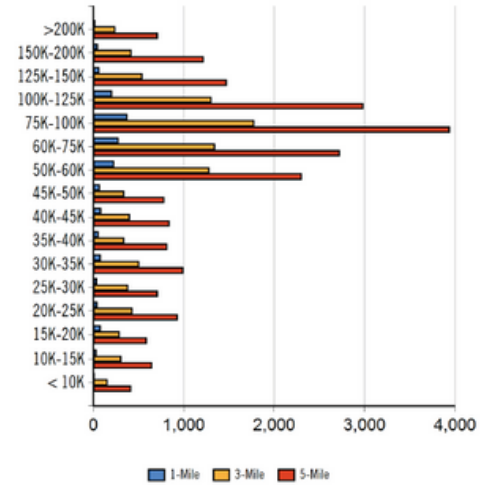
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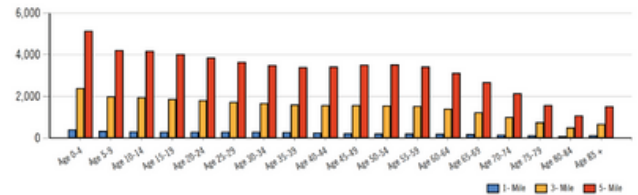
Demographic Report



Household Income



Population by Distance and Age (2020)



1850 SW Plaza Shops Ln

Population

Distance	Male	Female	Total
1- Mile	2,157	2,184	4,342
3- Mile	13,447	13,521	26,968
5- Mile	28,574	29,532	58,106



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MOODY'S ANALYTICS | Catylist

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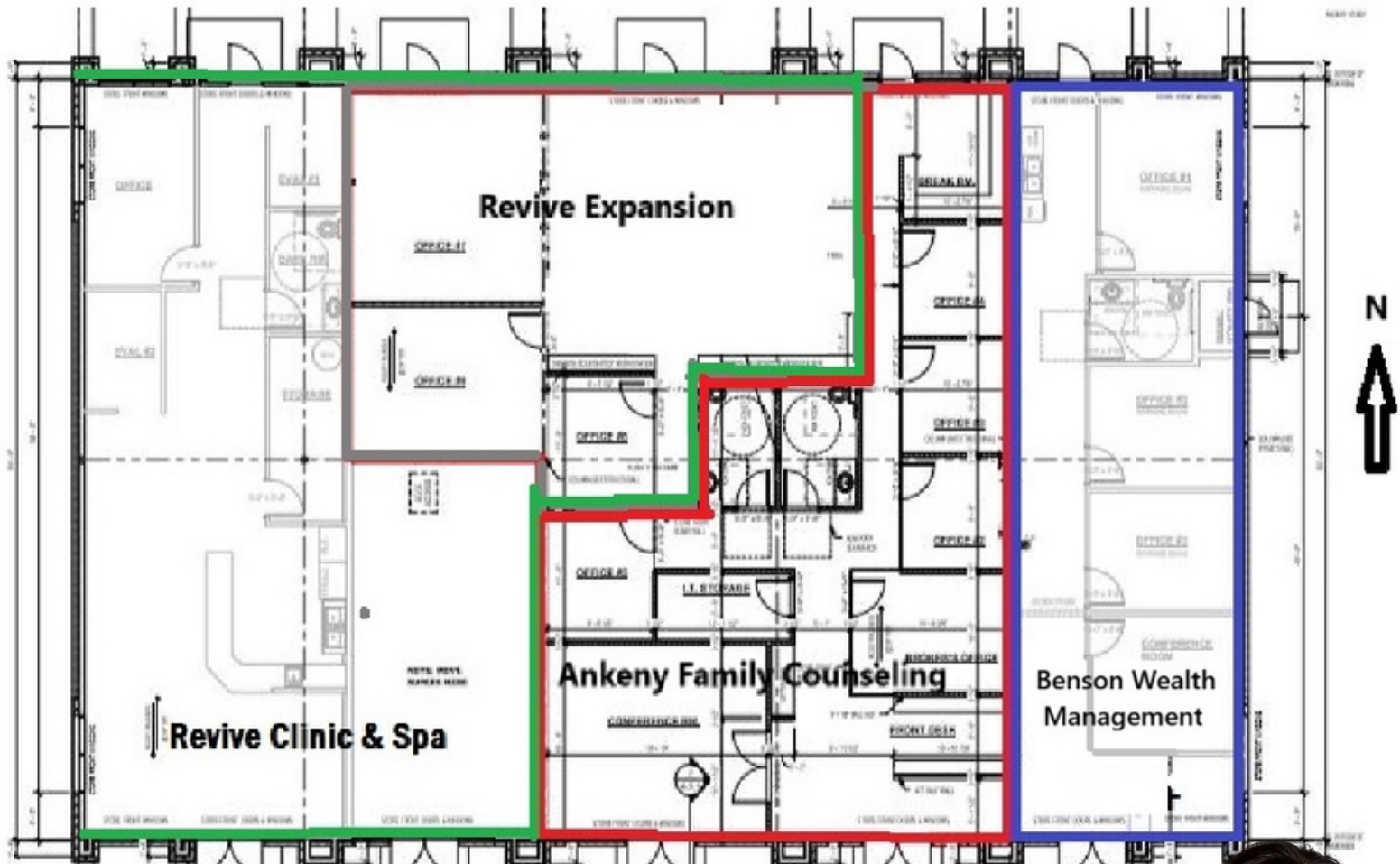
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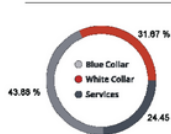
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1850 SW Plaza Shops Ln, Ankeny, IA 50023

CITY, STATE	Ankeny, IA
POPULATION	64,988
AVG. HH SIZE	2.55
MEDIAN HH INCOME	\$66,820
HOME OWNERSHIP	
Renters:	5,083
Owners:	19,629

EMPLOYMENT



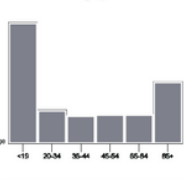
54.57% Employed
1.32% Unemployed

EDUCATION

High School Grad	26.36%
Some College	23.66%
Associates	9.91%
Bachelors	35.89%

GENDER & AGE

49.27% Male
50.73% Female



RACE & ETHNICITY

White	95.84%
Asian	0.85%
Native American	0.00%
Pacific Islanders	0.01%
African-American	0.56%
Hispanic	1.68%
Two or More Races	1.06%

Catylst Research

INCOME BY HOUSEHOLD

