



810 E. 1st Street
Ankeny, IA 50021

For Sale or Lease

**6,571 SF turnkey restaurant
available at \$35.00 PSF NNN
and income producing tenant**

- 1st floor: 4,798 SF + 935 SF covered patio
- 2nd floor: 1,773 SF + 2,359 SF rooftop patio

&



Corporate lease | income producing | 1,500 SF w. drive thru

Property overview

- Building size: 8,071 SF + 3,294 SF of patios
- Lot size: 1.55 acres
- Sale price: \$3,800,000.00
- Corporate Krispy Kreme lease in place
- Two (2) 5,000 gallon grease inceptors
- 82 onsite parking stalls with 100 additional cross parks

This prime location is located 3 blocks west of Interstate 35 along E. 1st Street, a major high traffic 5-lane east-west thoroughfare connecting residential neighborhoods to key commercial destinations throughout Ankeny.

Contact broker for
additional information

jll.com/des-moines

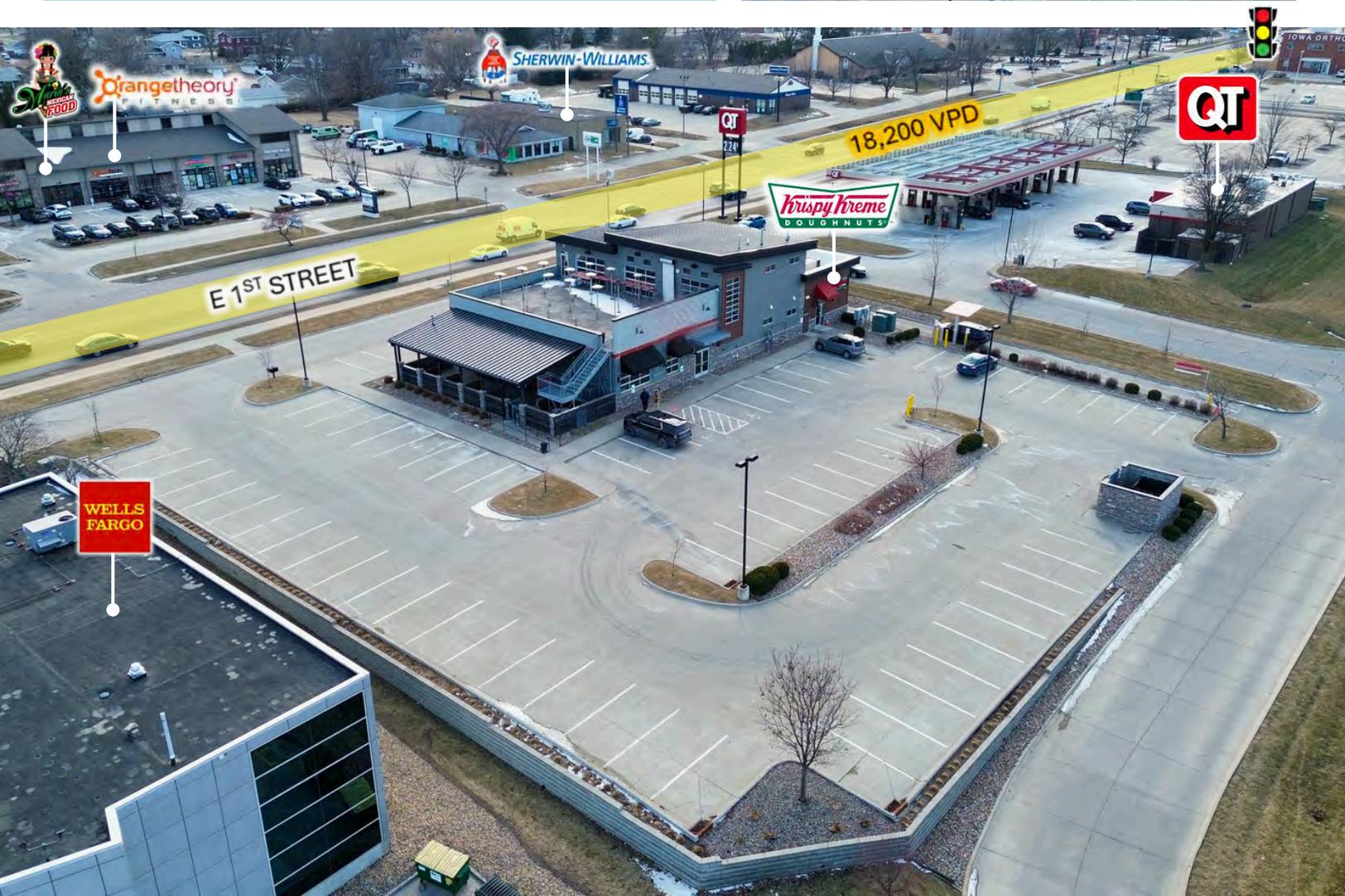
Aaron Hyde
Senior Vice President
aaron.hyde@jll.com
+1 515 953 8834

Nick Anderson
Associate
nicholas.anderson@jll.com
+1 515 729 6015

Meredith Hedstrom
Vice President
meredith.hedstrom@jll.com
+1 515 419 2963

Restaurant space highlights

- Furniture, cooler, freezer, hood & all equipment included
- Garage doors
 - 1st floor: 6
 - 2nd floor: 3
- Patios
 - 1st floor: covered w. roof length electric heater
 - 2nd floor: 16 direct gas heaters
- Passenger elevator and dumb waiter
- Restrooms & bars on 1st & 2nd floor
- 2 drop-down projector screens
- 42 mounted flat screen TVs

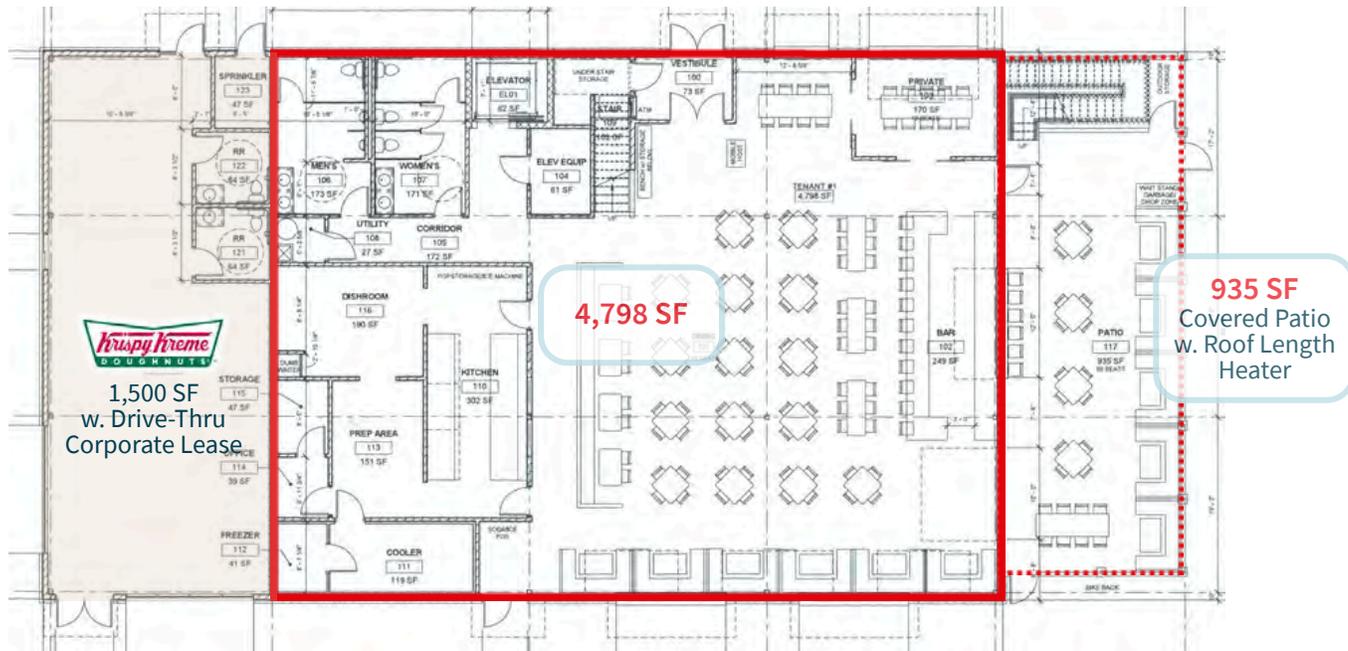


Images

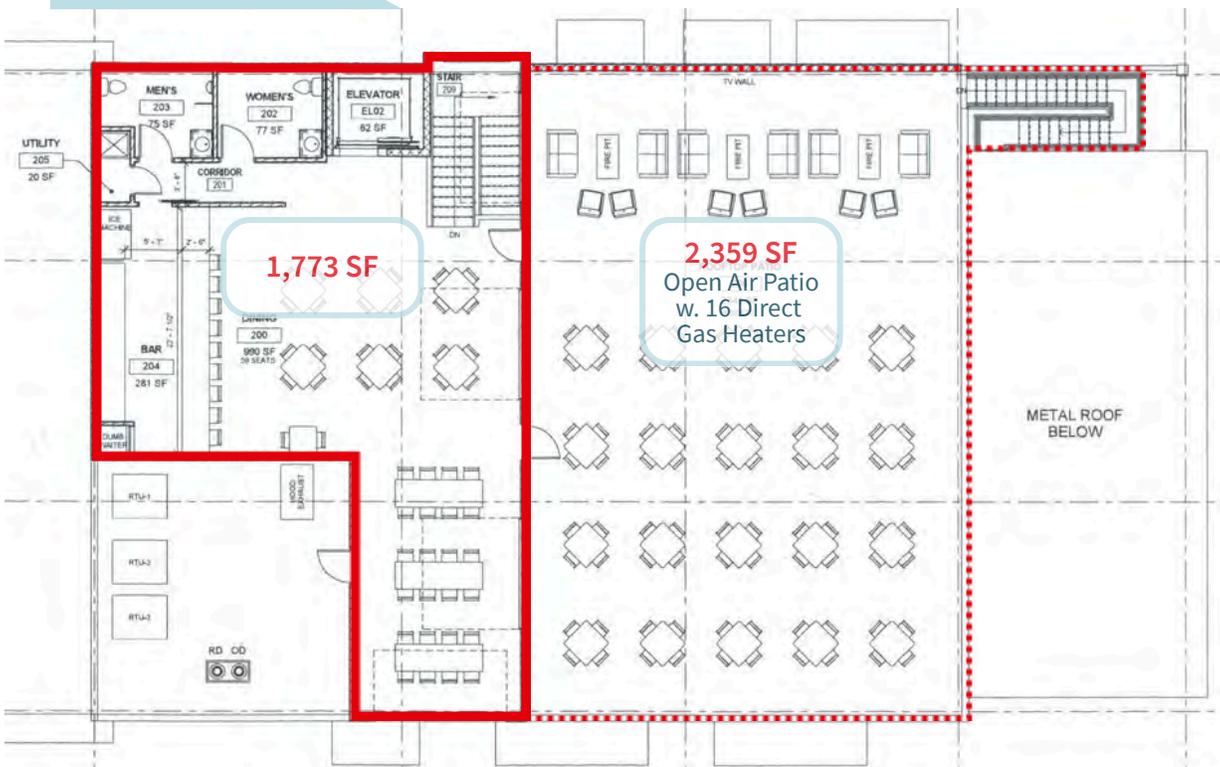


Floorplans

First floor



Second floor



For Sale or Lease

810 E. 1st Street, Ankeny, IA 50021



Demographics	Radius of the Property		
	3-miles	5-miles	10-miles
Population Daytime	53,968	74,718	273,763
Population	27,820	34,769	194,885
Households	23,870	32,776	113,729
Average HH Income	\$124,352	\$129,667	\$110,019

Contact broker for additional information

jll.com/des-moines

Aaron Hyde
Senior Vice President
aaron.hyde@jll.com
+1 515 953 8834

Nick Anderson
Associate
nicholas.anderson@jll.com
+1 515 729 6015

Meredith Hedstrom
Vice President
meredith.hedstrom@jll.com
+1 515 419 2963

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 Jones Lang LaSalle IP, Inc. All rights reserved.