

# FOR LEASE

2202 W. 1st St. STE A, Ankeny, IA 50023



## PROPERTY SUMMARY

**\$10.50 NNN**

- Property is positioned at the NW corner of West 1st Street and NW Linden St.
- West 1st Street is a major thoroughfare with traffic counts of: 10,000 VPD +/-
- 1,200- 2,400 SF +/- of End Cap Office Space Available:
  - Main Floor 1,200 SF +/-
  - Consisting of 6 offices (one could serve as conference room)
  - Reception area
  - Restrooms
  - Finished Basement 1,200 SF +/- (originally finished as dance studio and storage, dance studio could be converted and utilized as Training>Showroom or Cube space)
- End Cap Suite provides excellent signage opportunity
- Zoning: C-2 General Retail & Highway Oriented Commercial Business District
- Population Radius: 1 Mile 6,500 +/-, 3 Miles 35,000 +/-, 5 Miles 65,000 +/-
- Average Household Income Radius: 1 Mile \$76,000 +/-, 3 Miles \$84,000 +/-, 5 Miles \$94,000 +/-



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