

1808

SW MAGAZINE
RD, ANKENY, IA

Class A Office Space For Lease

17,236 SF



EXECUTIVE SUMMARY

The property at 1808 SW Magazine Rd in Ankeny, Iowa, is a modern 42,649 square foot facility built between 2021 and 2022 on 3.18 acres. The current occupant, Pet Parents, a rapidly growing pet products company is looking to lease the renovated first floor of the property and unfinished second floor suites. This opportunity permits newly constructed two story Class A office space to be available for lease just outside the highly desirable District development in Ankeny, IA. Ankeny is one of the fastest growing suburbs of Des Moines, and one of the fastest growing communities in the US. The site offers a user the option of leasing 2nd generation office space, or constructing bespoke space to their needs with large window lines and desirable proximity to amenities.



PROPERTY OVERVIEW



HIGH GROWTH
AREA



OFFICE SPACE



OPEN FLOORS

FLEXIBLE OCCUPANCY LAYOUTS

MODERN BUILD AND INFRASTRUCTURE

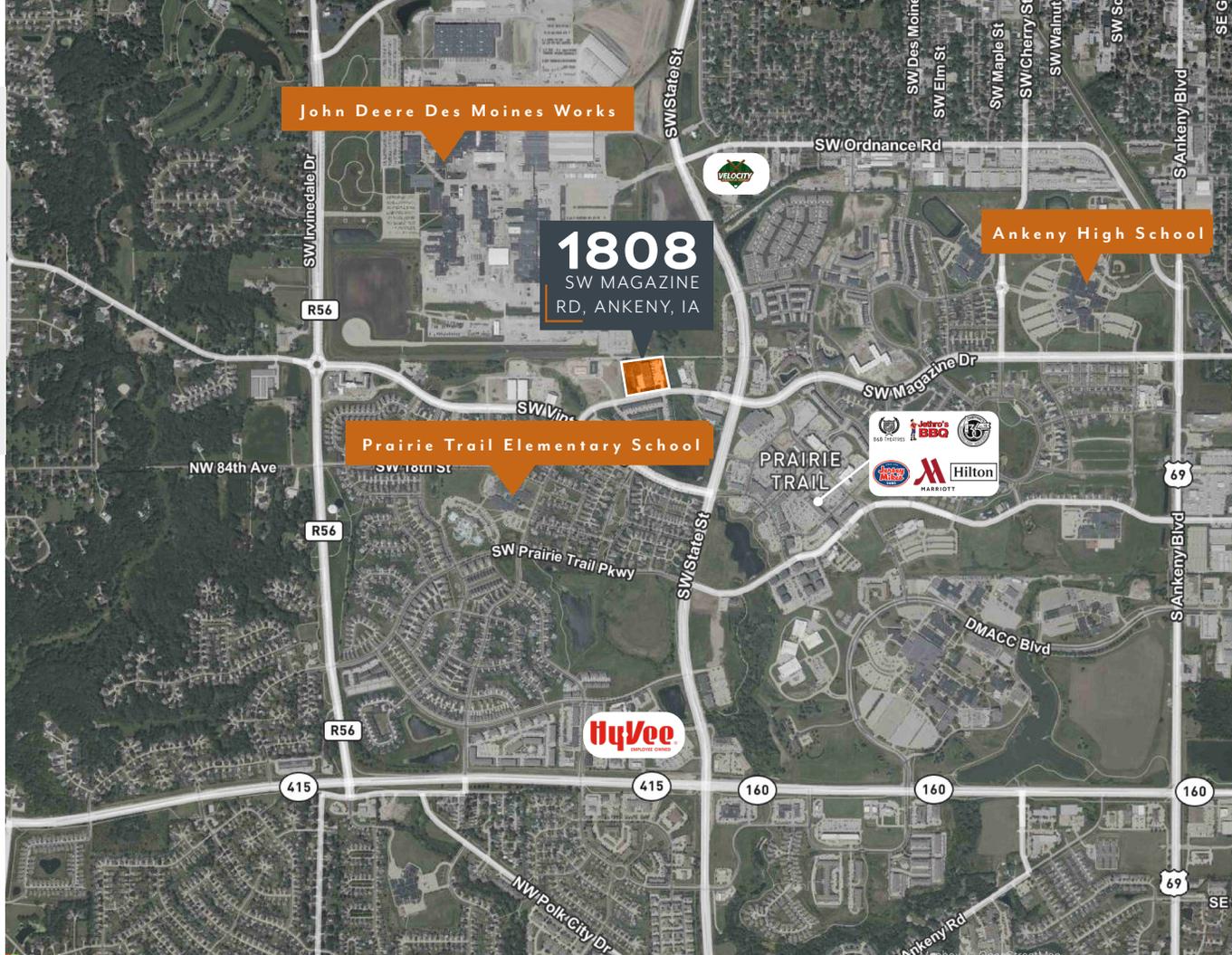
EXISTING OFFICE SPACE AVAILABLE

WHITE-BOX DEVELOPMENT OPTIONS

PROXIMITY TO AMENITIES

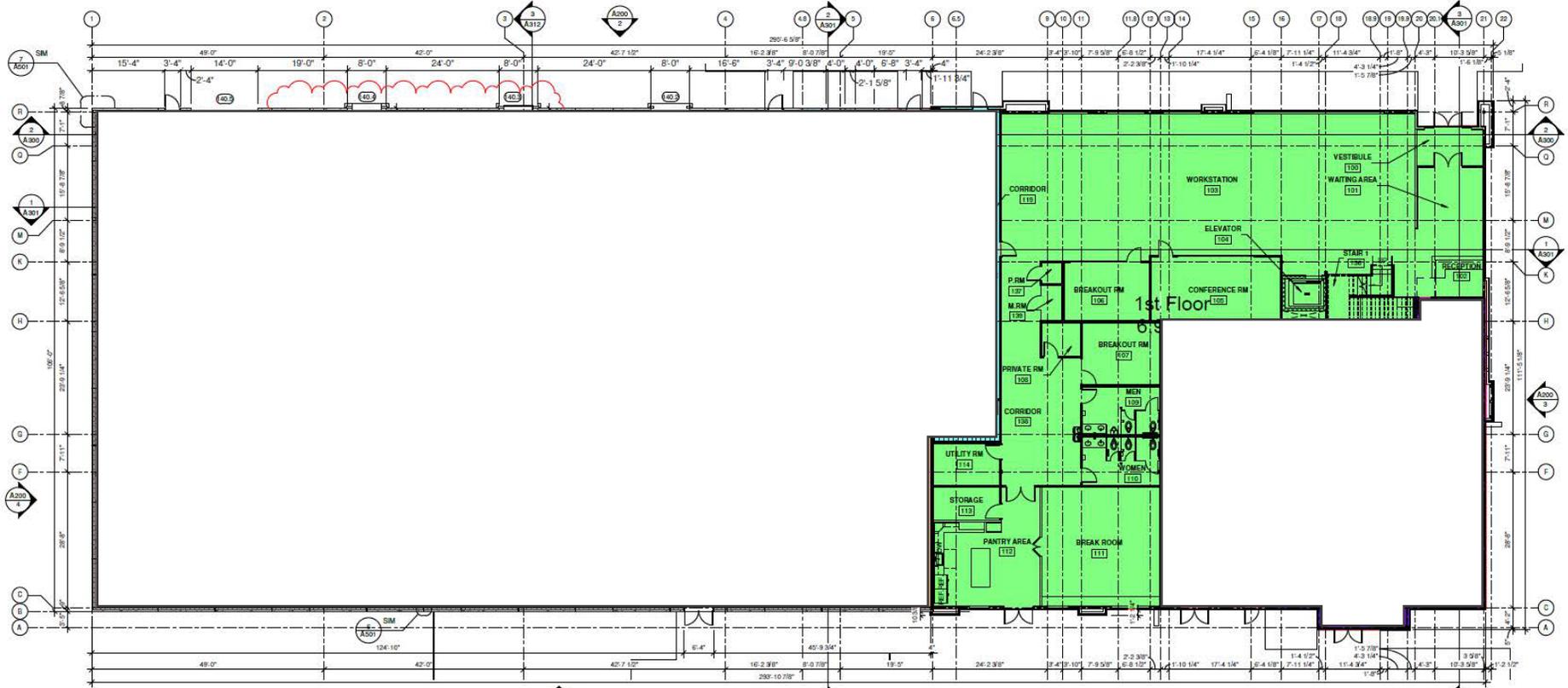
CLASS A OFFICE CONSTRUCTION

BUILDING & MONUMENT SIGNAGE



FLOOR PLANS

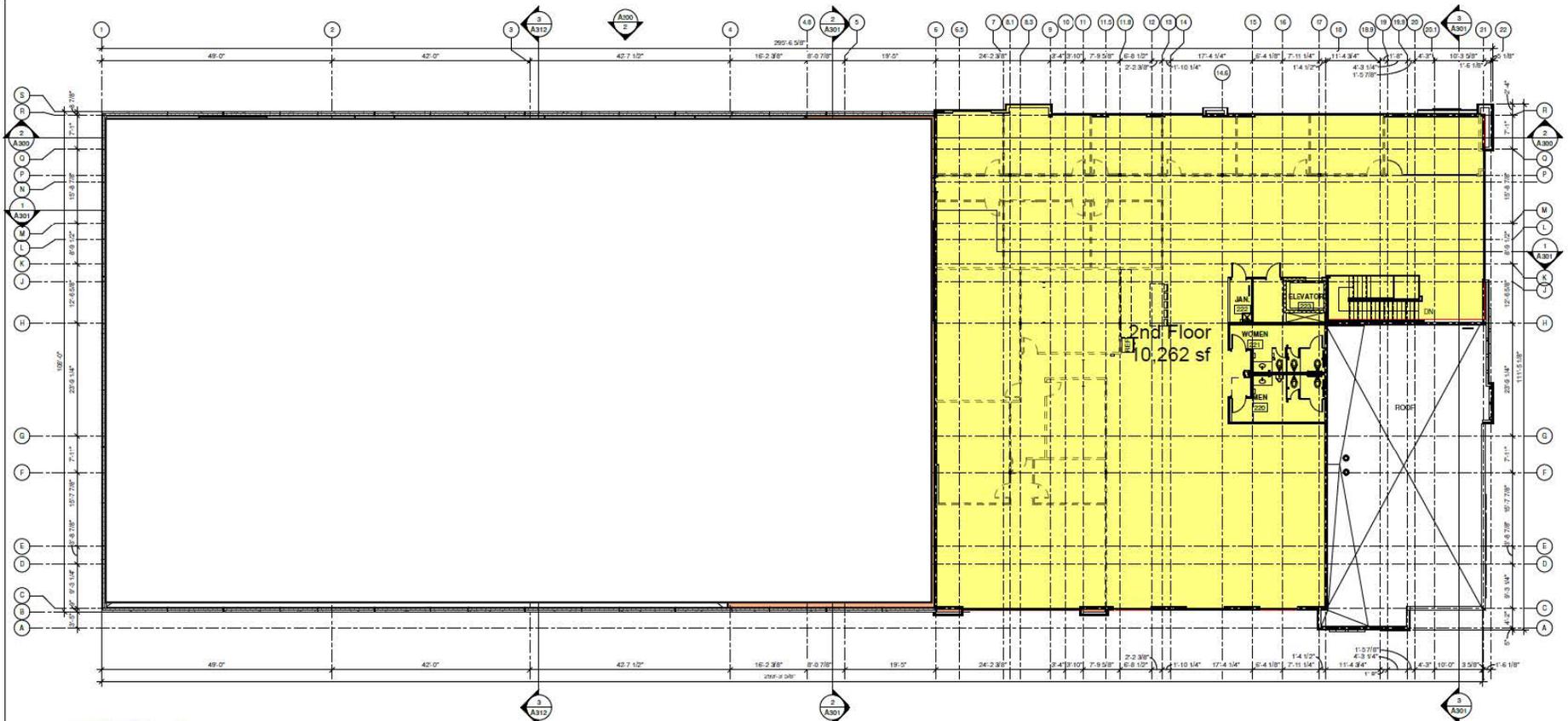
FIRST FLOOR



1ST FLOOR OFFICE:

- GREEN: 6,974 SF

SECOND FLOOR



2ND FLOOR OFFICE SPACE:

- **YELLOW: 10,262 SF**

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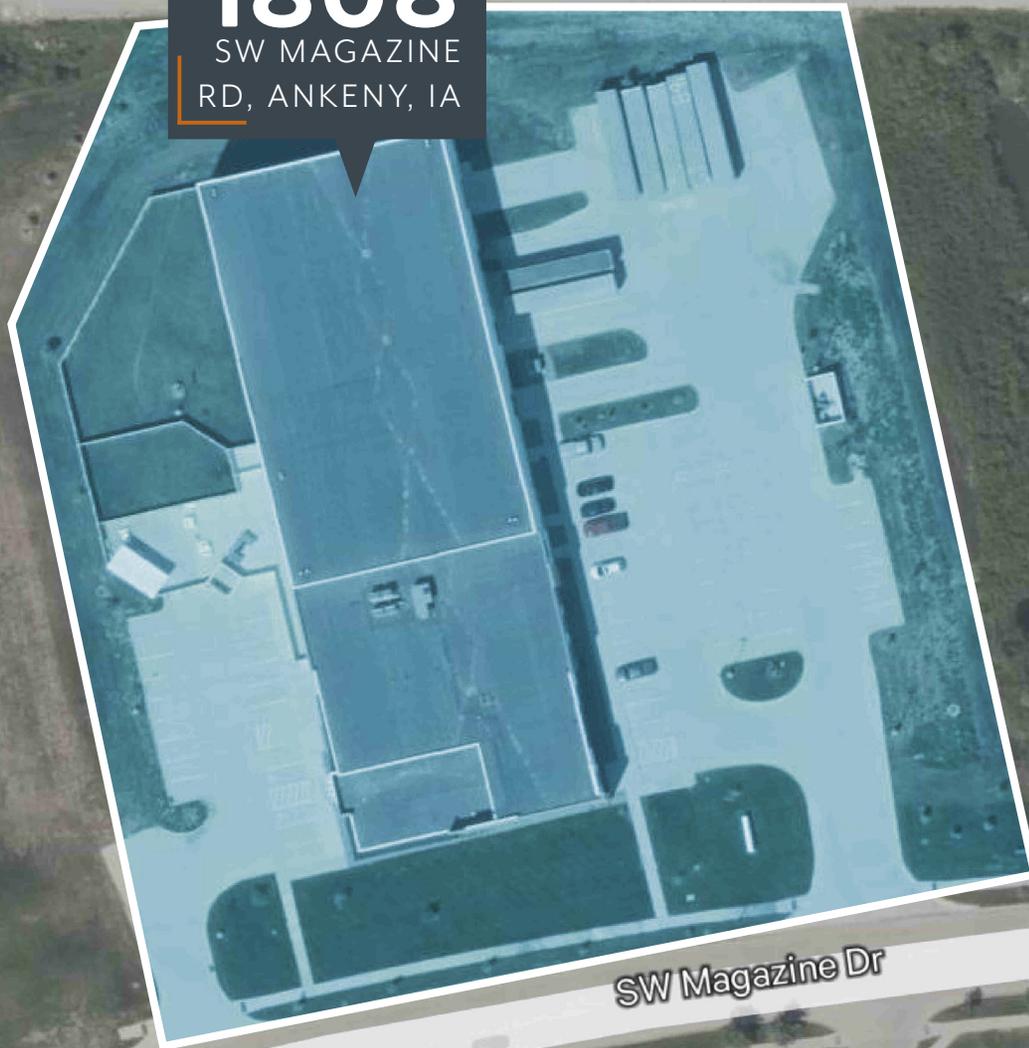


AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	5,982	64,968	92,420
2030 Population - Projection	6,692	67,820	97,010
2025-2030 Annual Population	2.27%	.86%	.97%
RETAIL SALES			
Grocery Sales	\$84.5M	\$322.4M	\$345.8M
EMPLOYMENT DATA			
Employed Population	96.3%	98.1%	98.2%
Unemployed Population	3.7%	1.9%	1.8%
HOUSEHOLD INCOME			
Median Household Income	\$113,459	\$105,234	\$106,244
HOUSING VALUE			
Median Home Price	\$162,438	\$203,565	\$214,183
Average Home Price	\$198,557	\$236,543	\$245,105
HOUSING UNITS			
Owner-Occupied Housing	49.3%	71.8%	73.5%
Renter-Occupied Housing	50.7%	28.2%	26.6%
TRAFFIC COUNTS			
SW Magazine Drive - SW State St	4,615 VDP		

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