

Spectrum 36

Commercial Development

NE 36th Street, East of I-35
 Ankeny, Iowa 50021
www.cbre.com/desmoines

Property Details

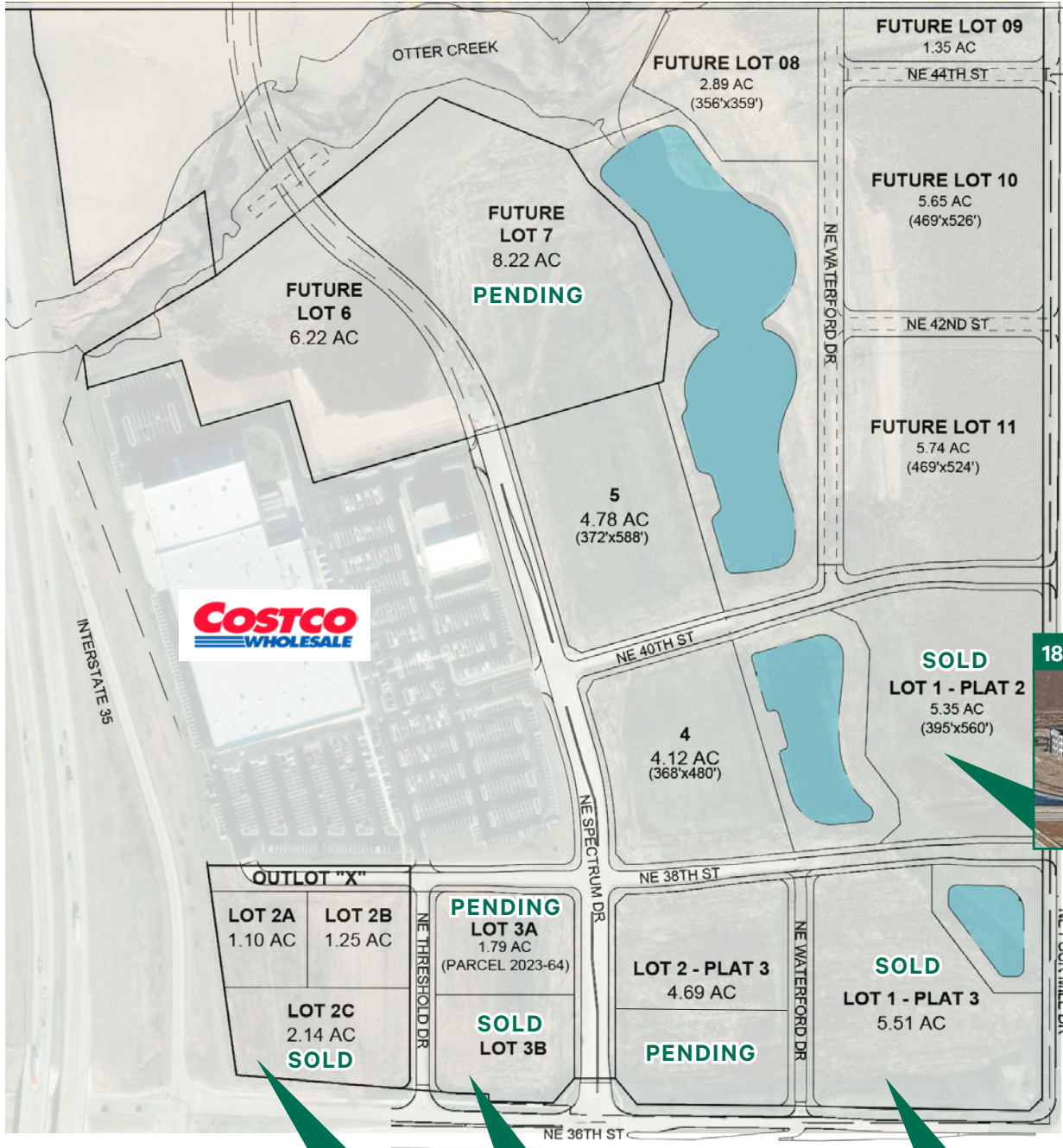
Commercial land located in the growing north side of Ankeny. Nearby amenities include Otter Creek Golf Course, Briarwood Club of Ankeny, the Ankeny trail system, nearby convenience stores, shopping, restaurants, and future commercial development East of I-35.

- + 1 - 5 Acre Parcels Adjacent to New Costco
- + Price Negotiable
- + Development to Include Walking Trails, Ponds, Outdoor Gathering Space, and Regional Detention
- + Ankeny, IA is 10th Fastest Growing City in the US (*US Census Bureau*)
- + Traffic Counts: 48,300 VPD on I-35 & 17,331 VPD on NE 36th Street

Join Costco at New Ankeny Retail Development - Spectrum 36



Development Overview



180 UPSCALE APARTMENTS



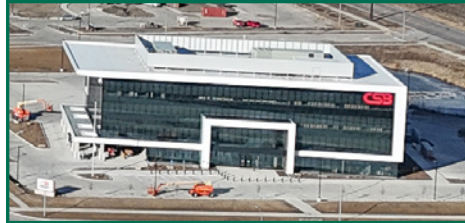
18,000 SF FUTURE RETAIL CENTER



FULLY LEASED RETAIL CENTER



71,000 SF CORPORATE HQ



Retail Land

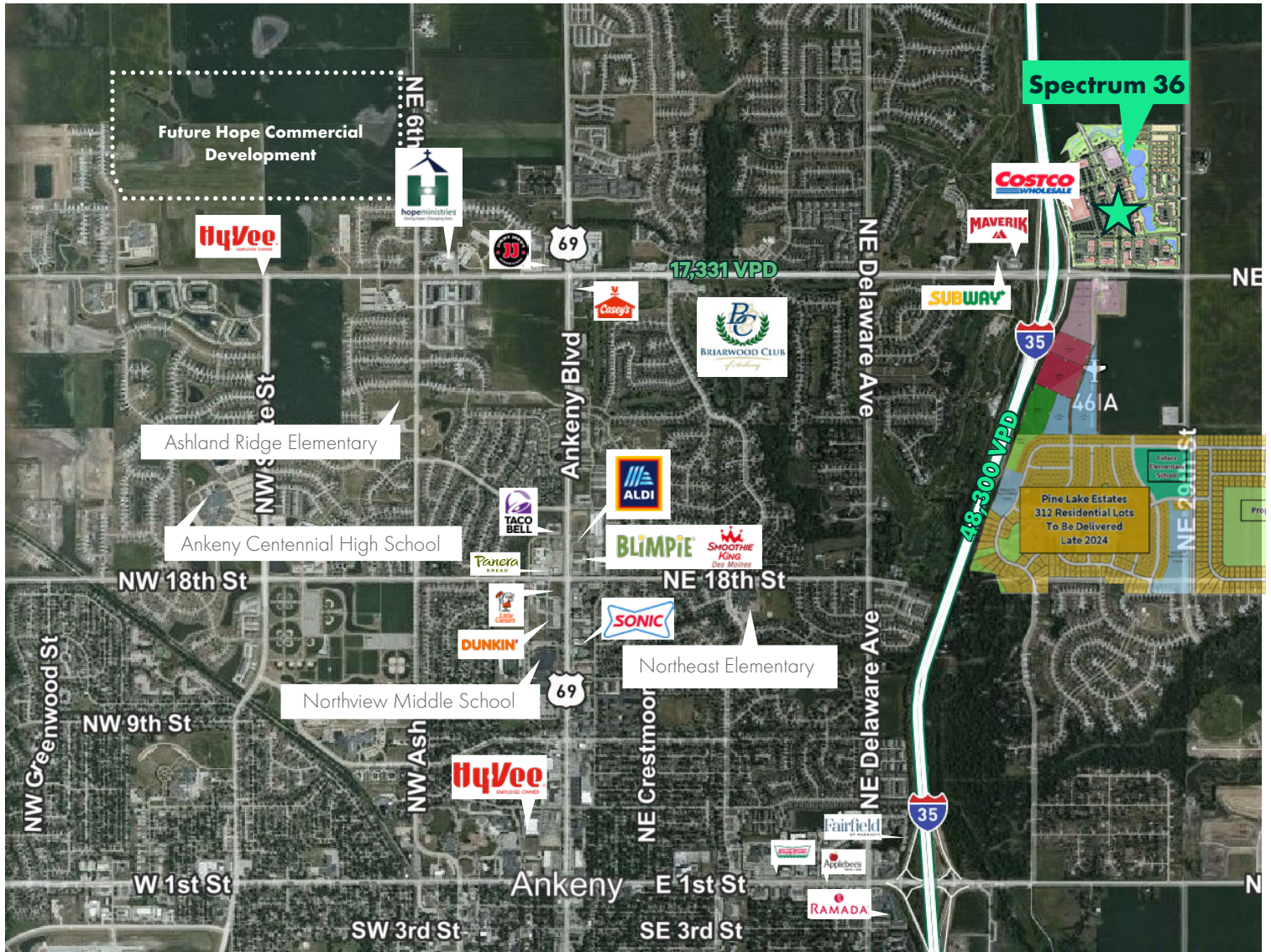
36th Street & NE Four Mile Drive, Ankeny, Iowa 50021

For Sale

Development Aerial



Location



Contact Us

Ajdin Nadarevic

Senior Vice President
 +1 515 415 6114
 ajdin.nadarevic@cbre.com
 Licensed in the State of Iowa

Ben Probst

Senior Associate
 +1 515 326 1985
 ben.probst@cbre.com
 Licensed in the State of Iowa

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