

For Sale
Land
83,931 SF



Prime Retail Location

3105 N Ankeny Blvd
Ankeny, Iowa 50023

Property Highlights

- High traffic counts
- Surrounded by development
- Booming demographics:
- Flexible C2 zoning
- Utilities on-site
- Build-to-suit options

Property Description

Prime Retail location - surrounded by new development in a high-visibility retail location, this nearly 2-acre site is ideally situated on N Ankeny Blvd. Flexible C2 zoning allows for a variety of uses in an area with booming demographics and high traffic counts. Build to suit options available.

OFFERING SUMMARY

Sale Price	\$16.00 / SF
Lot Size	1.93 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	584	\$129,257
0.5 Miles	2,351	\$125,503
1 Mile	8,832	\$117,556

For more information

Matt T. Connolly

C: 515 975 9600
mconnolly@iowarealtycommercial.com

Chris Fultz

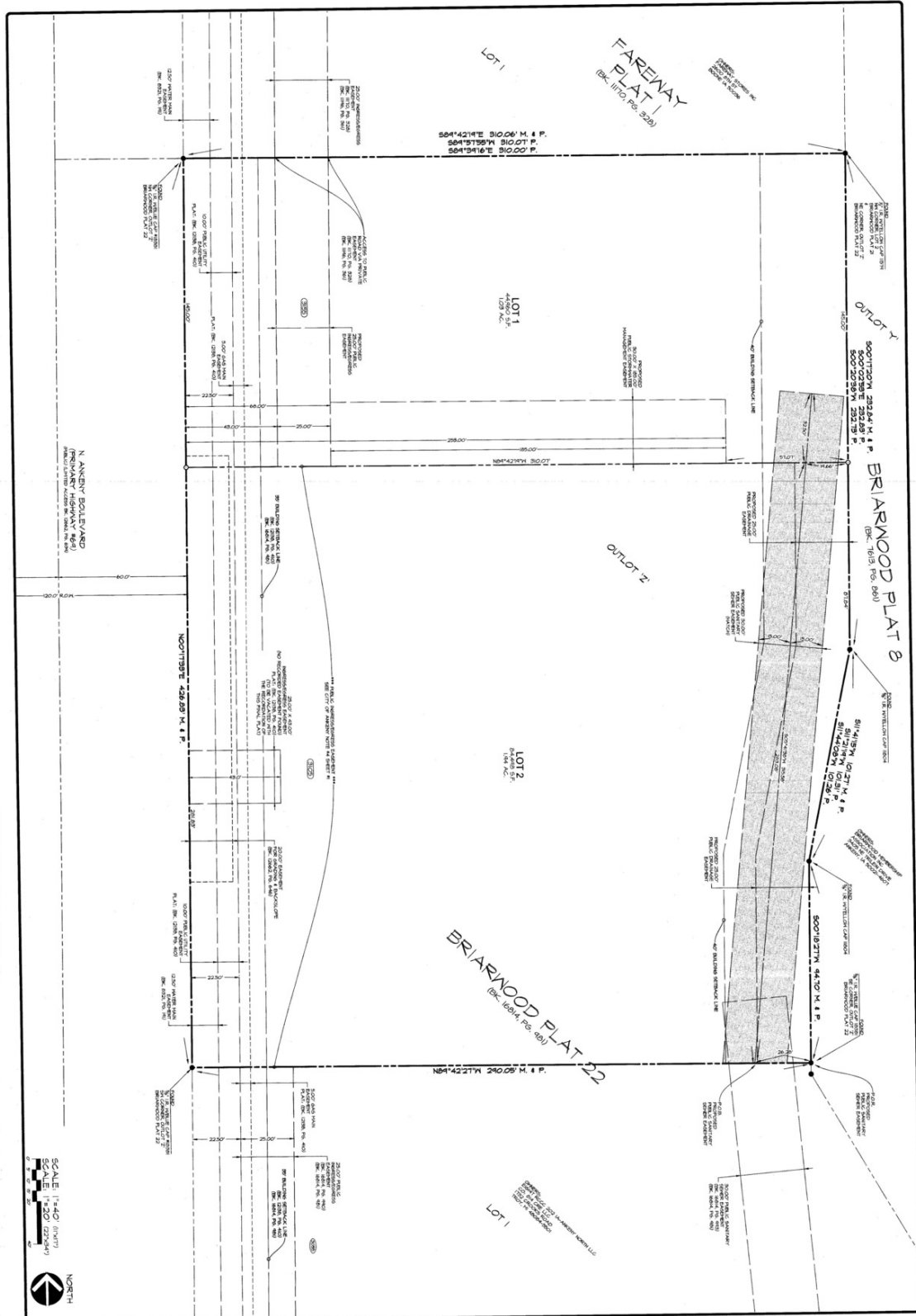
C: 319 331 3191
cfultz@iowarealtycommercial.com

Additional Photos



Briarwood Plat 8

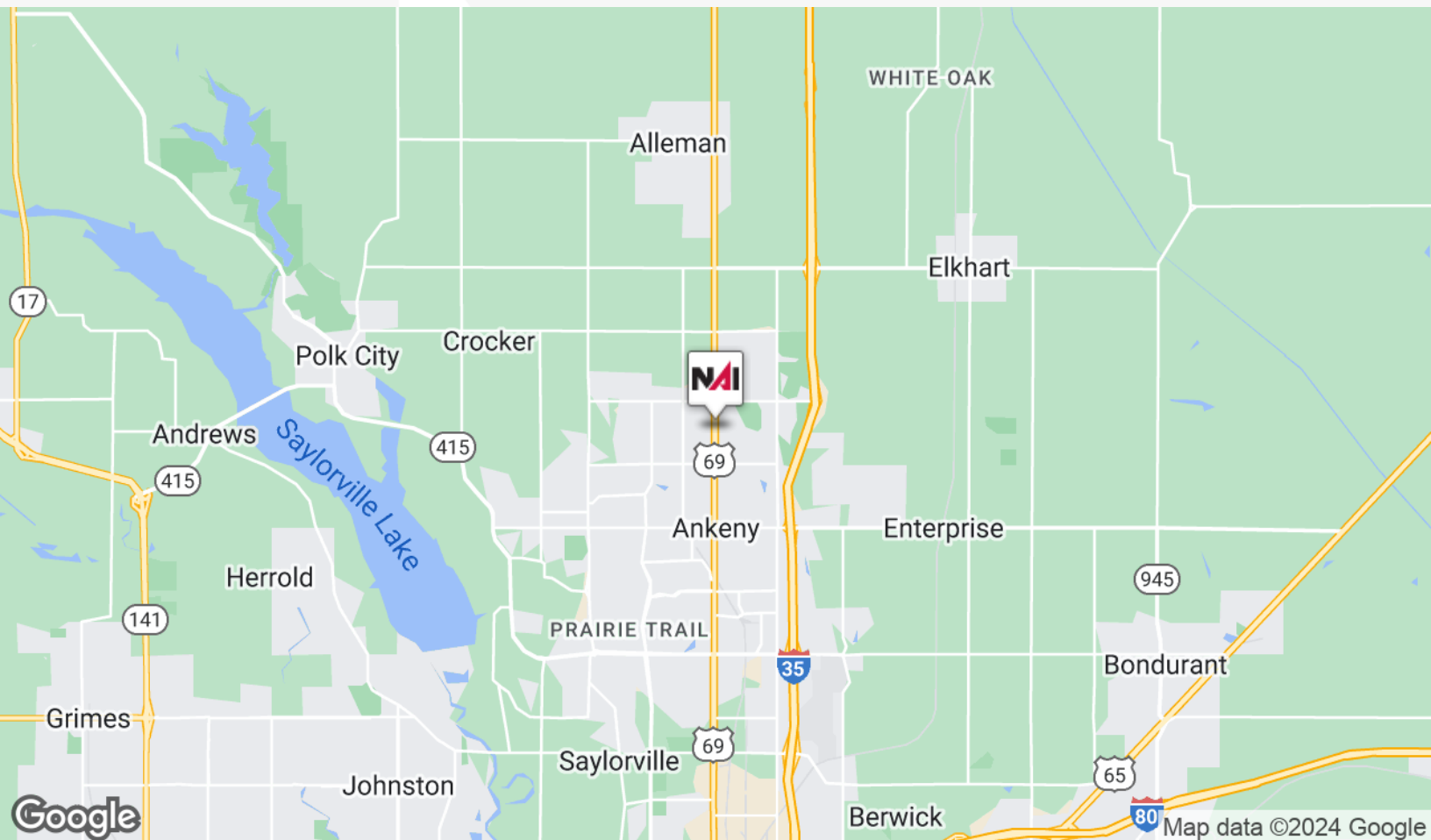
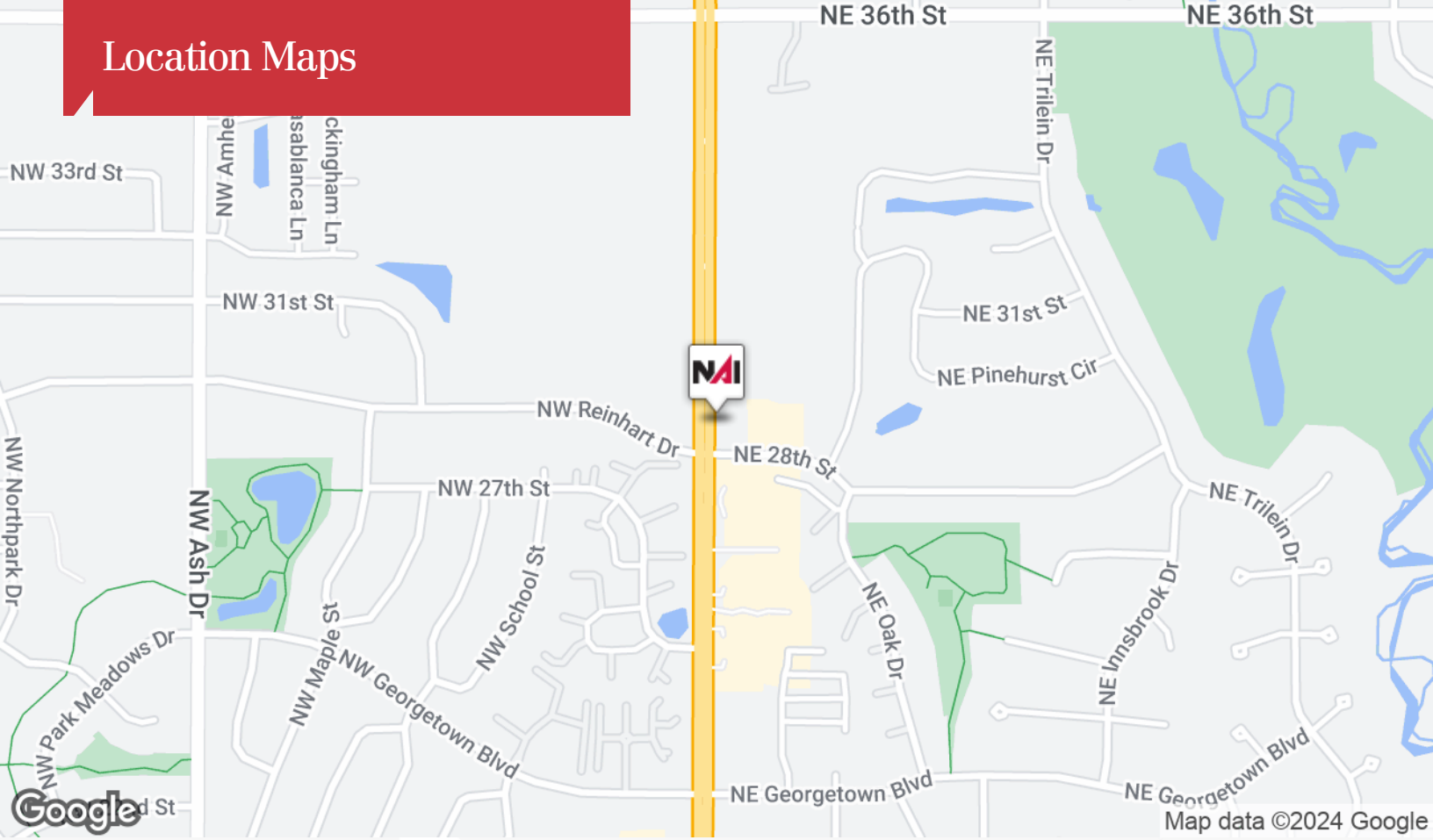
Q:\A\FLEBA 218MA312 - 2021_CED Drawings\Plat312 9-42.dwg, 9/30/21 1:27:18 PM, Jpg:46, 1:1



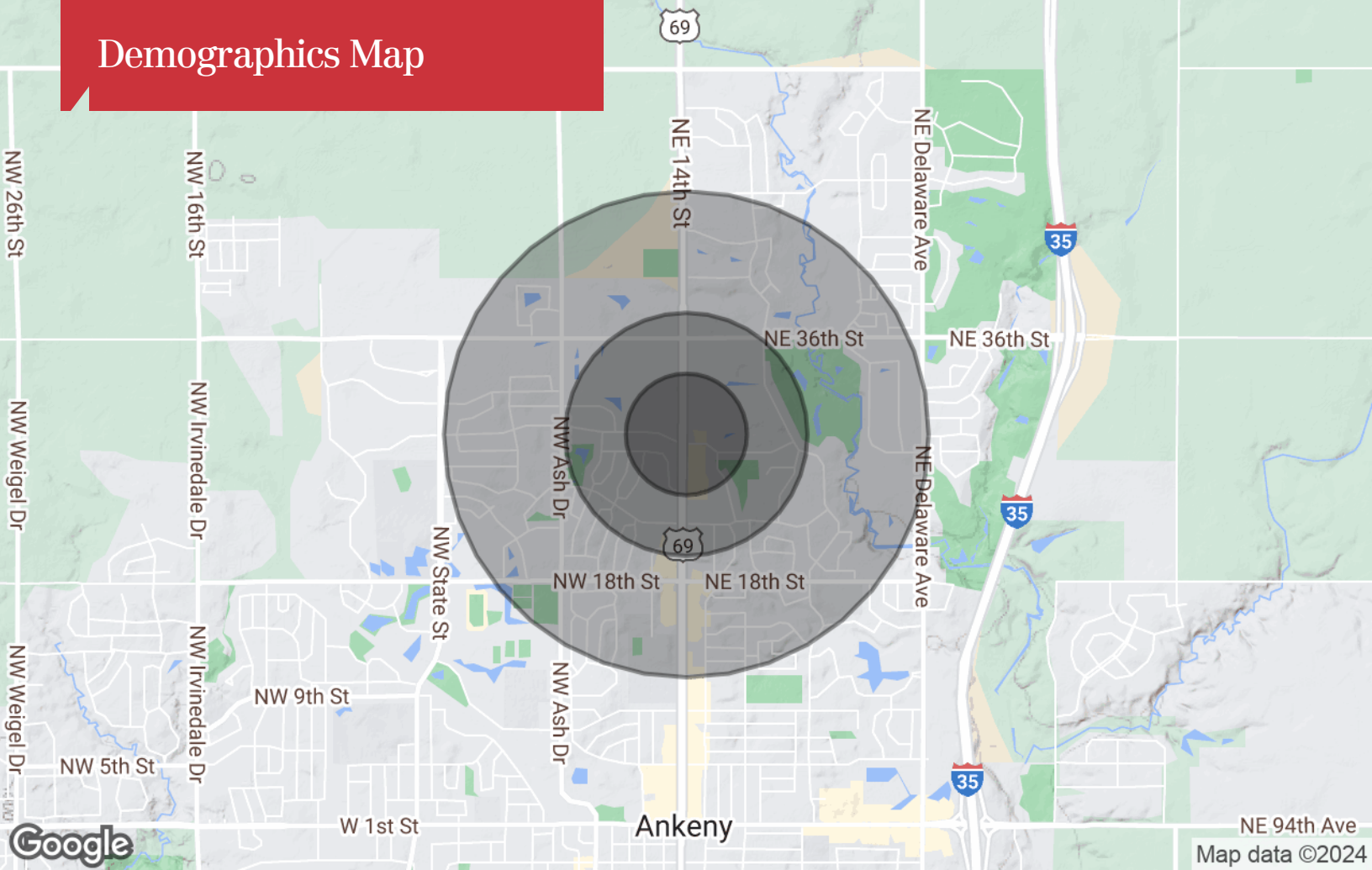
SCALE 1"=40' (NAD)
SCALE 1"=20' (2024)
NORTH

SHEET 2 OF 2	BRIARWOOD PLAT 24 ANKENY, IA 50021 FINAL PLAT	RECEIVED	DATE	Civil Engineering Consultants, Inc. 2400 86th Street - Unit 12 - Des Moines, Iowa 50322 515.276.4884 mail@cecinc.com
		SEP 10 2021 CITY OF ANKENY	September 10, 2021	
		DESIGNED BY	DATE OF SURVEY	
		DRAWN BY	SEP 10 2021 AUG 21 2021 JUN 01 2021	

Location Maps



Demographics Map



Population

	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	584	2,351	8,832
MEDIAN AGE	41.6	40.8	36.1
MEDIAN AGE (MALE)	39.5	38.7	34.9
MEDIAN AGE (FEMALE)	42.0	41.4	36.8

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	278	1,106	3,797
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$129,257	\$125,503	\$117,556
AVERAGE HOUSE VALUE	\$267,157	\$264,286	\$273,692

* Demographic data derived from 2020 ACS - US Census