




Suite 110



Suite 120B

 **JLL** SEE A BRIGHTER WAY

For lease

Prime retail space fronting
Main Street in The District at
Prairie Trail

Suite 110 – 991 RSF

Suite 120B – 2,053 RSF

District I
1450 SW Vintage Pkwy.
Ankeny, Iowa 50023

Property overview

- Lease rate: \$26.00/RSF NNN
 - Est. OPEX: \$12.30/RSF
 - TI allowance: Negotiable
- Positioned at the center of it all, The District is home to retail boutiques, dining and entertainment venues, civic uses, and more.
- Prairie Trail a 1,031-acre planned community built on the tradition of Iowa's greatest neighborhoods in Ankeny, Iowa.
- Ankeny, Iowa is the 10th fastest growing city in the United States by U.S. Census Bureau

Contact broker for
additional information

jll.com/des-moines

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Floor plan - 1st floor retail

**For marketing purposes only.*

Availability:

- Suite 120B - 2,053 RSF
- Suite 110 - 991 RSF

Lease rate: \$26.00/PSF NNN

Est. OPEX: \$12.30/RSF

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The development

Prairie Trail is a 1,031-acre new urbanism community located in the heart of Ankeny, Iowa featuring single- and multi-family residences, numerous retail boutiques, restaurants, entertainment venues, office users and 200+ acres of public parks, trails and open green spaces.

Businesses in The District at Prairie Trail include the Marriott Residence Inn, Tru by Hilton, Home 2 Suites, Toast Event Venue, B&B Theaters, B-Roll Bowling, Legacy Fitness, Grimaldi's Pizzeria, Pure Barre, Yoga Six, Club Pilates, Spavia, Dolce Vita Salon Suites, the Elements by K. Sorbe, New York Life, Exchange Right, Schneider, Ankeny Chamber, Adamson Insurance, Prudential Financial, Keller Williams, ReMax, Hale Holdings, Quick Supply, JEO Consulting, Capital Orthopedics, AR Workshop, Mainstream Boutique, Maria Vincent Boutique, Eve, Rosalie Bridal and many more retailers, eateries, and hospitality.



District 1

1450 SW Vintage Pkwy. | Ankeny, Iowa 50023



Demographics

	5 miles	10 miles	15 miles
Est. population	88,801	364,834	585,179
Est. households	34,049	146,634	234,182
Est. Average HH income	\$92,044	\$75,622	\$77,688

Traffic counts

SW State Street	17,833 VPD
S Ankeny Blvd.	19,488 VPD
SE Oralabor Road	15,844 VPD

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