



For lease/sale

Turnkey restaurant
available along highly
visible street

6,571 SF

First floor: 4,798 SF + 935 SF covered patio
Second floor: 1,773 SF + 2,359 SF rooftop patio

810 E 1st Street
Ankeny, Iowa 50021

Property overview

Building size: 8,071 SF

Lot size: 1.55 acres

Sale price: 3,800,000

Lease rate: \$35.00 PSF NNN

This prime location benefits from the high traffic volume along East 1st Street, a major east-west thoroughfare that connects residential neighborhoods to key commercial destinations throughout Ankeny.

Contact broker for
additonal information

jll.com/des-moines

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Property highlights

- Cooler, freezer, hood & all equipment included
- Garage doors:
 - First floor: 6
 - Second floor: 3
- 16 outdoor direct gas heaters
- Passenger elevator and dumb waiter
- Restrooms & bars on 1st & 2nd floor
- 2 drop-down projector screens
- Two (2) 5,000 gallon grease inceptors
- Parking: 82 onsite stalls with 100 additional cross parks

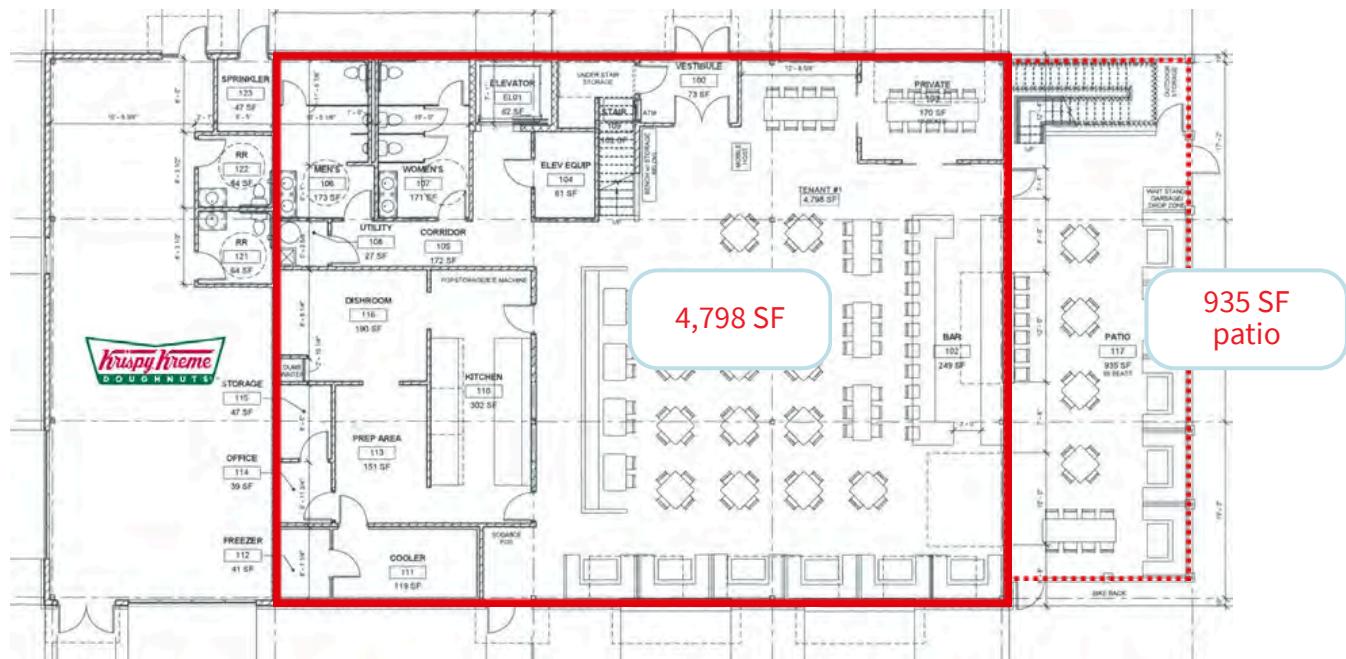


Images

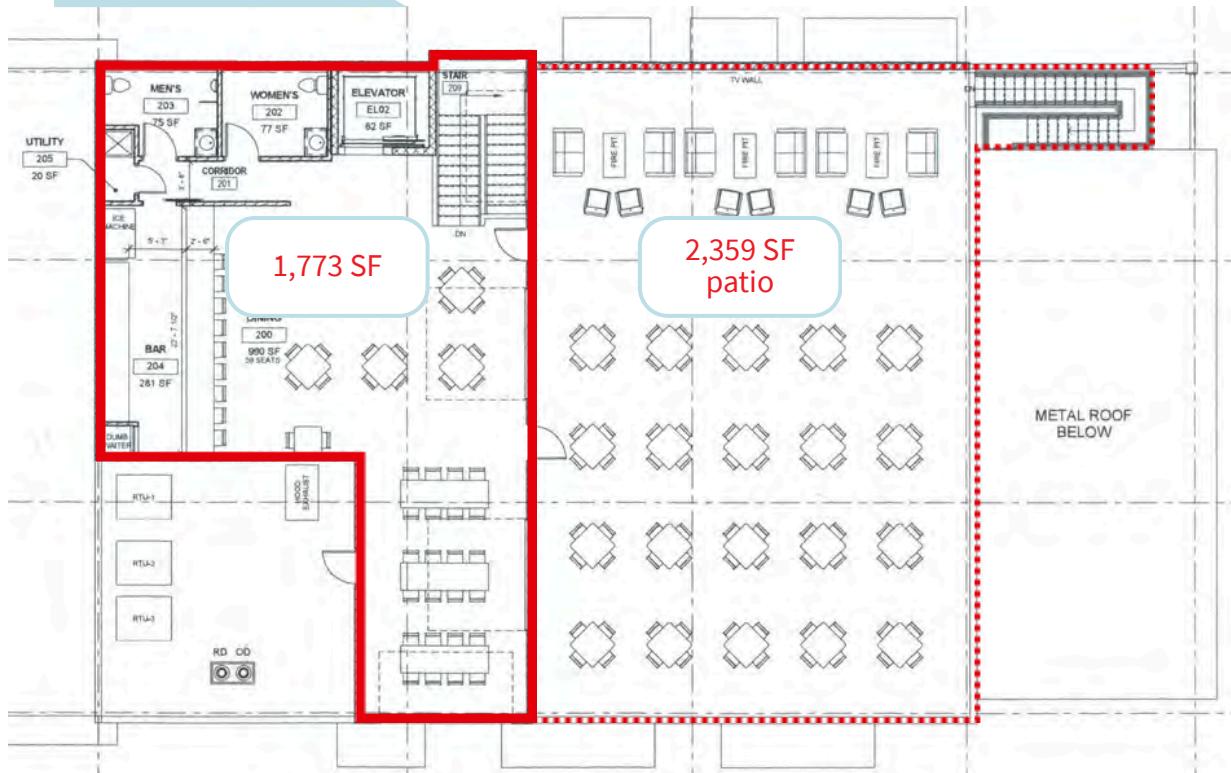


Floorplans

First floor



Second floor



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810 E 1st Street, Ankeny, Iowa, 50021



Demographics	Radius of the Property		
	3-miles	5-miles	10-miles
Population Daytime	53,968	74,718	273,763
Population	27,820	34,769	194,885
Households	23,870	32,776	113,729
Average HH Income	\$124,352	\$129,667	\$110,019

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