



# 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 1<sup>st</sup> 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  
additional information**

[jll.com/des-moines](http://jll.com/des-moines)

**Aaron Hyde**

Senior Vice President  
[aaron.hyde@jll.com](mailto:aaron.hyde@jll.com)  
+1 515 953 8834

**Nick Anderson**

Associate  
[nicholas.anderson@jll.com](mailto:nicholas.anderson@jll.com)  
+1 515 729 6015

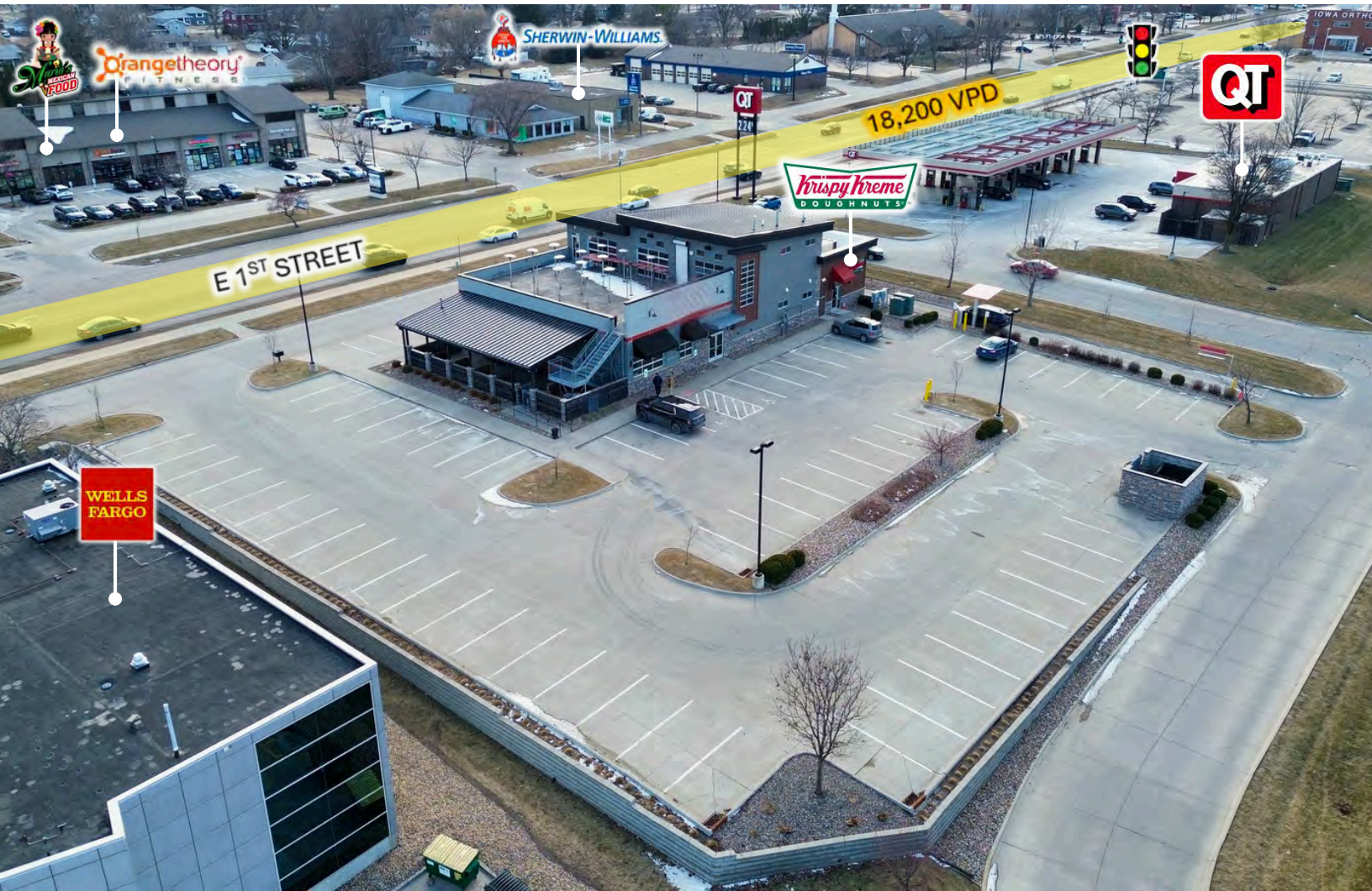
**Meredith Hedstrom**

Vice President  
[meredith.hedstrom@jll.com](mailto:meredith.hedstrom@jll.com)  
+1 515 419 2963



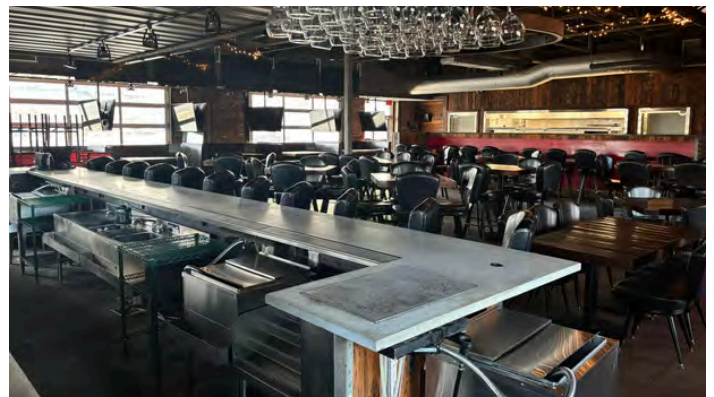
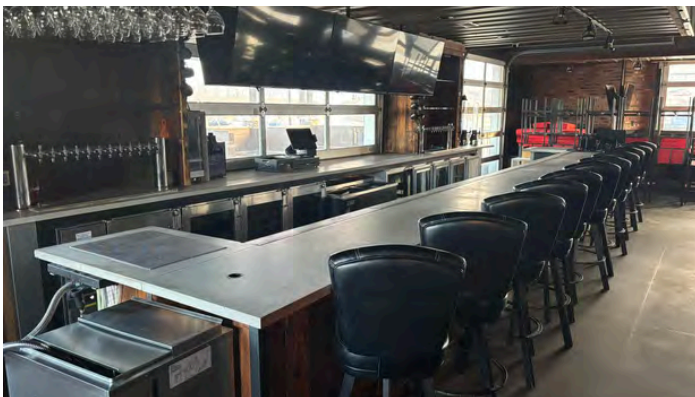
## Property highlights

- 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 1<sup>st</sup> & 2<sup>nd</sup> floor
- 2 drop-down projector screens
- Two (2) 5,000 gallon grease interceptors
- Parking: 82 onsite stalls with 100 additional cross parks





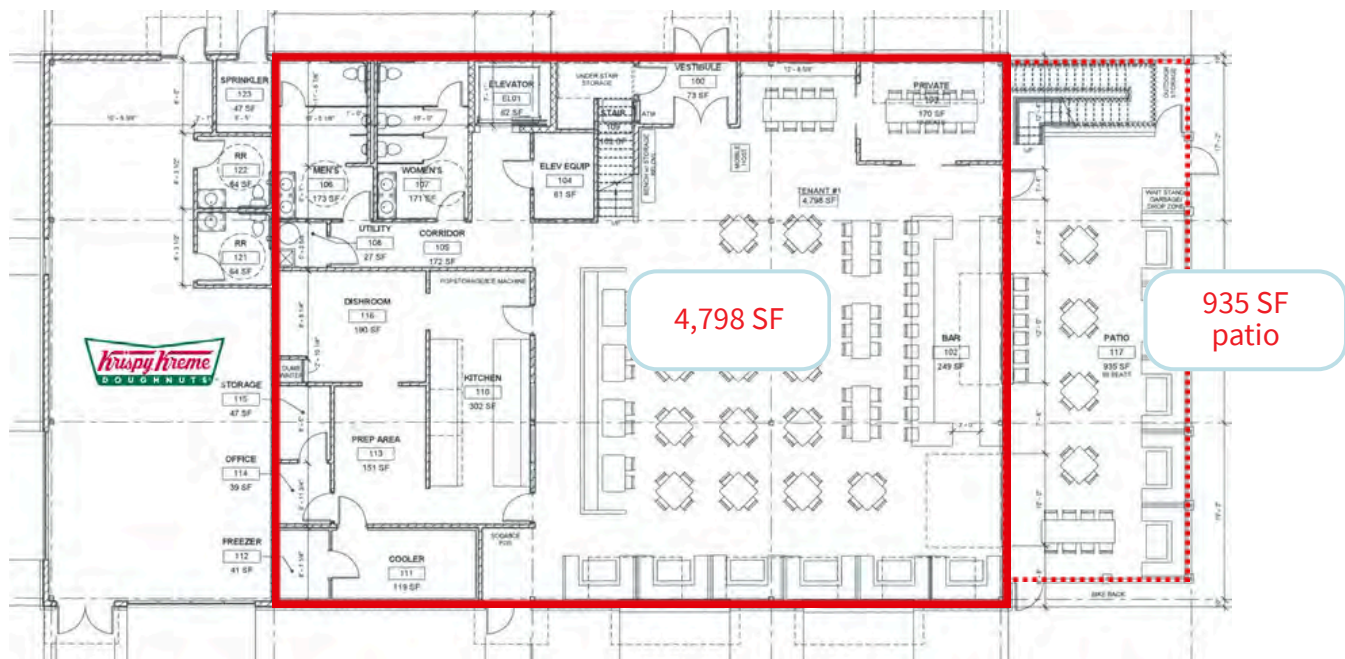
# Images



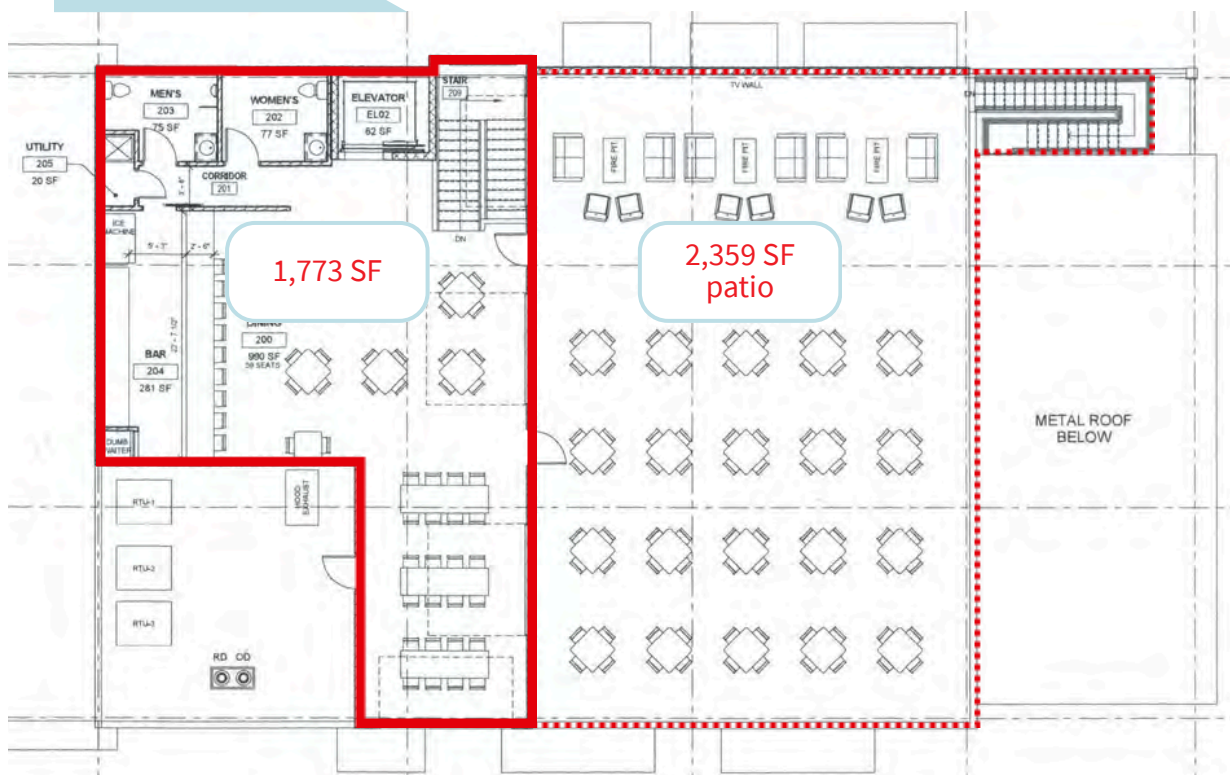


# Floorplans

First floor



## Second floor





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810 E 1<sup>st</sup> 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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Senior Vice President  
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Associate  
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**Meredith Hedstrom**  
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[meredith.hedstrom@jll.com](mailto:meredith.hedstrom@jll.com)  
+1 515 419 2963

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