

# Spectrum 36

## Commercial Development

NE 36th Street, East of I-35  
 Ankeny, Iowa 50021  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

### Property Details

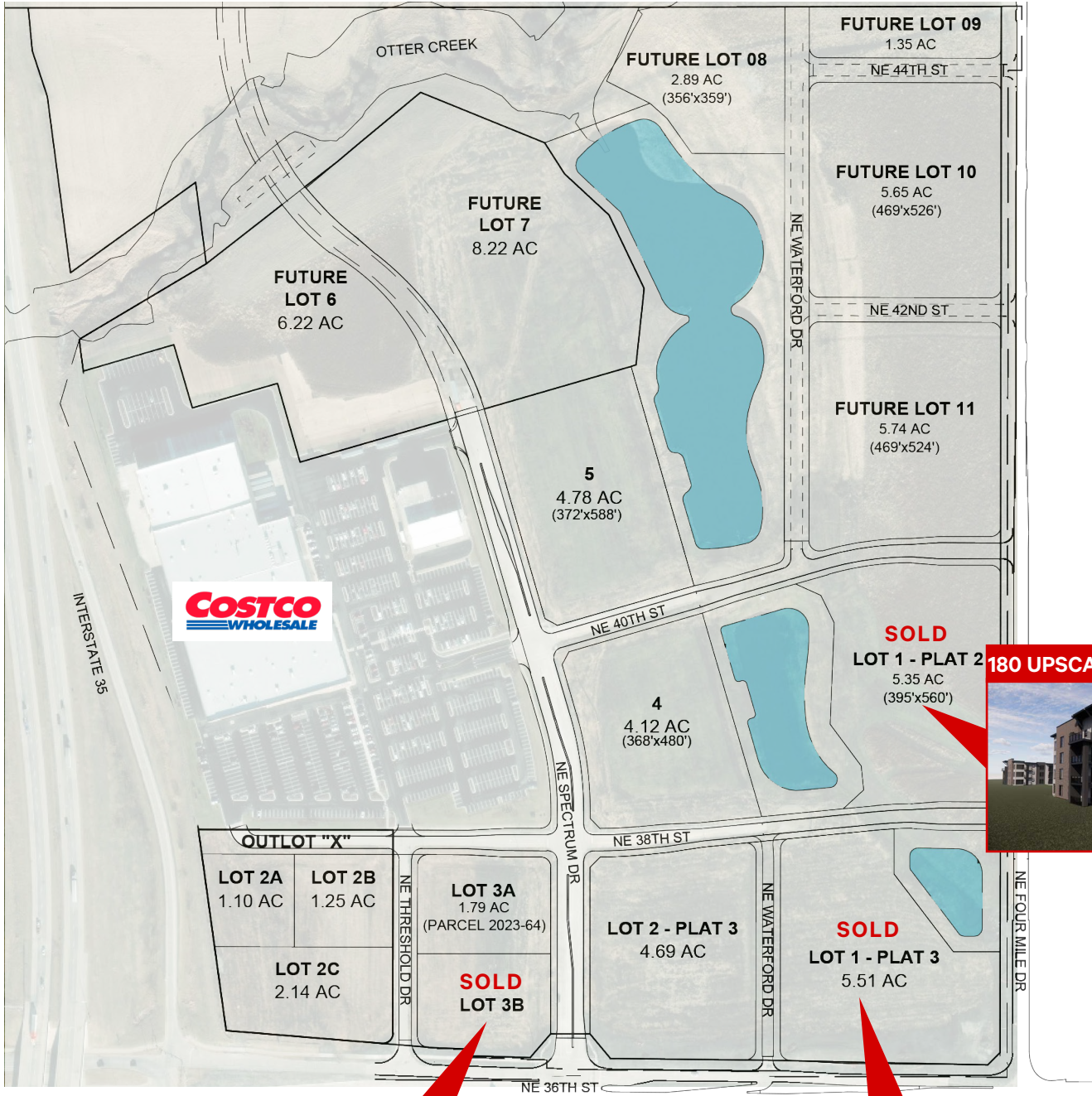
Commercial land located in the growing north side of Ankeny. Nearby amenities include Otter Creek Golf Course, Briarwood Club of Ankeny, the Ankeny trail system, nearby convenience stores, shopping, restaurants, and future commercial development East of I-35.

- + 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 - 42,830 on I-35, & 9,052 on NE 36th Street

## Join Costco at New Ankeny Retail Development - Spectrum 36



# Site Plan



**180 UPSCALE APARTMENTS**



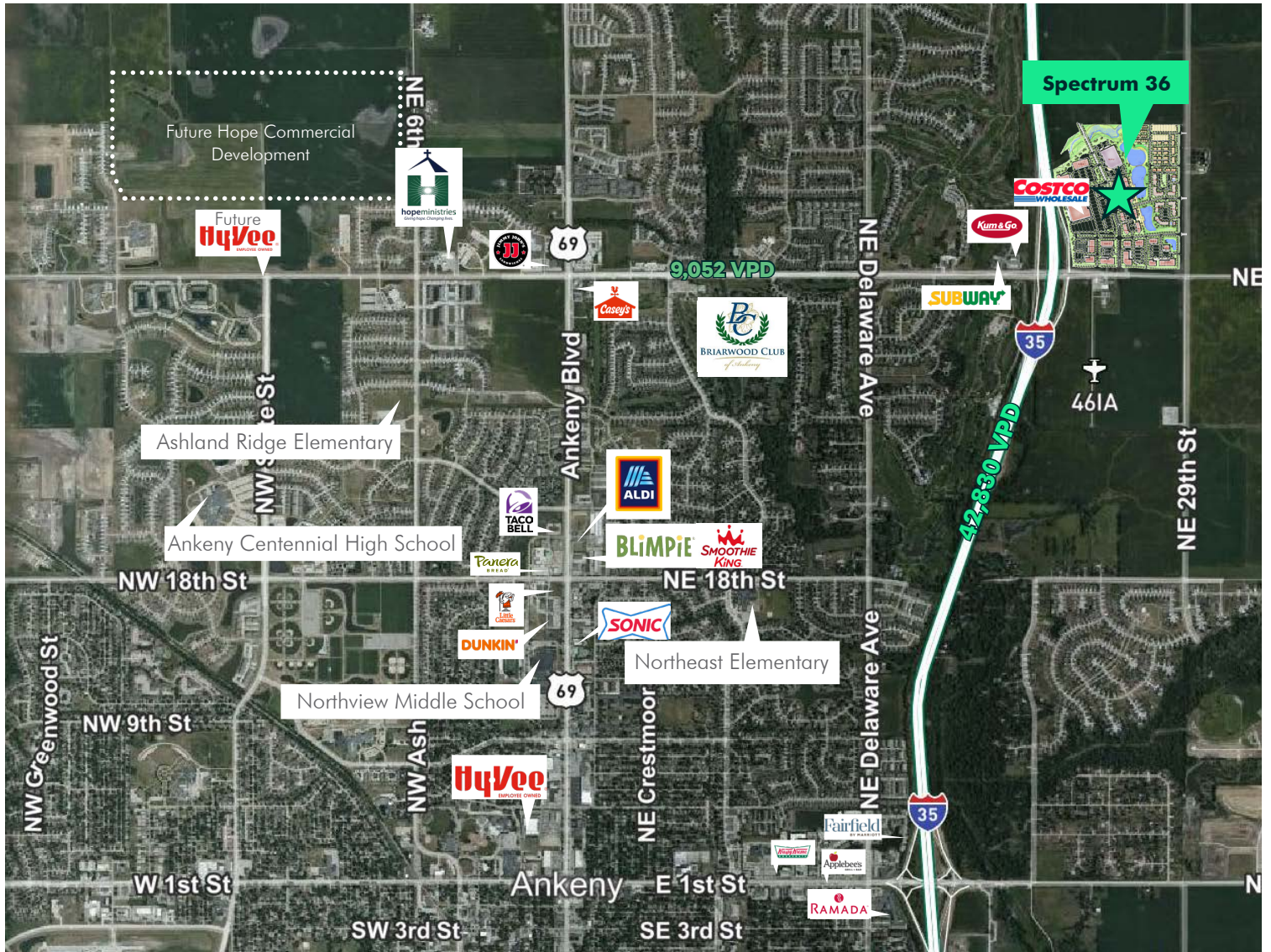
**12,000 SF RETAIL BUILDING**



**71,000 SF CORPORATE HQ**



# Location



## Contact Us

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