



For Lease



Plaza Shoppes IV | 2405 SW White Birch Dr. | Ankeny, IA 50023

+/- 1,501 RSF Retail Space Available in The Plaza Shoppes at Prairie Trail

Property details

Available space: Suite 107 - 1,501 RSF

Lease rate: \$22.00/RSF NNN

Estimated OPEX: \$10.59/RSF

Property information:

- Prairie Trail a 1,031-acre planned community built on the tradition of Iowa's greatest neighborhoods in Ankeny, Iowa.
- Other businesses in Plaza Shoppes include Main Street Café, Duck Worth Wearing (children's consignment store), 20|Twenty, Hy-Vee, GreenState Credit Union, Anytime Fitness, Kris' Hot Yoga, Kum & Go, Anani Salon & Spa and more.
- Ankeny, Iowa is the 10th fastest growing city in the United States by U.S. Census Bureau.

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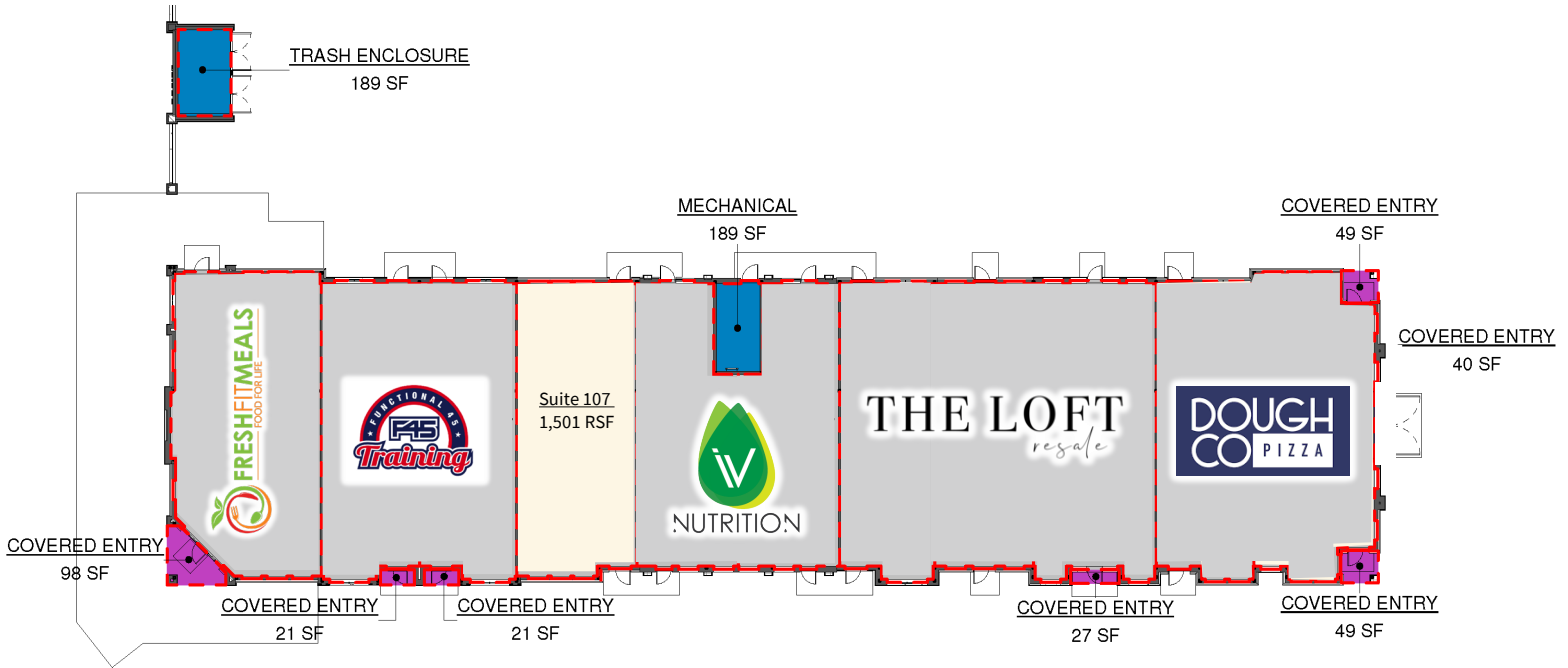
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Floorplan & availability



Property information

Total Building Area: 14,688 SF

Availability: Suite 107 - 1,501 RSF

Rental Rate: \$20.00/RSF NNN

Estimated Opex: \$6.15/RSF

TI Allowance: \$40/RSF

- Building signage available
- Free on-site parking

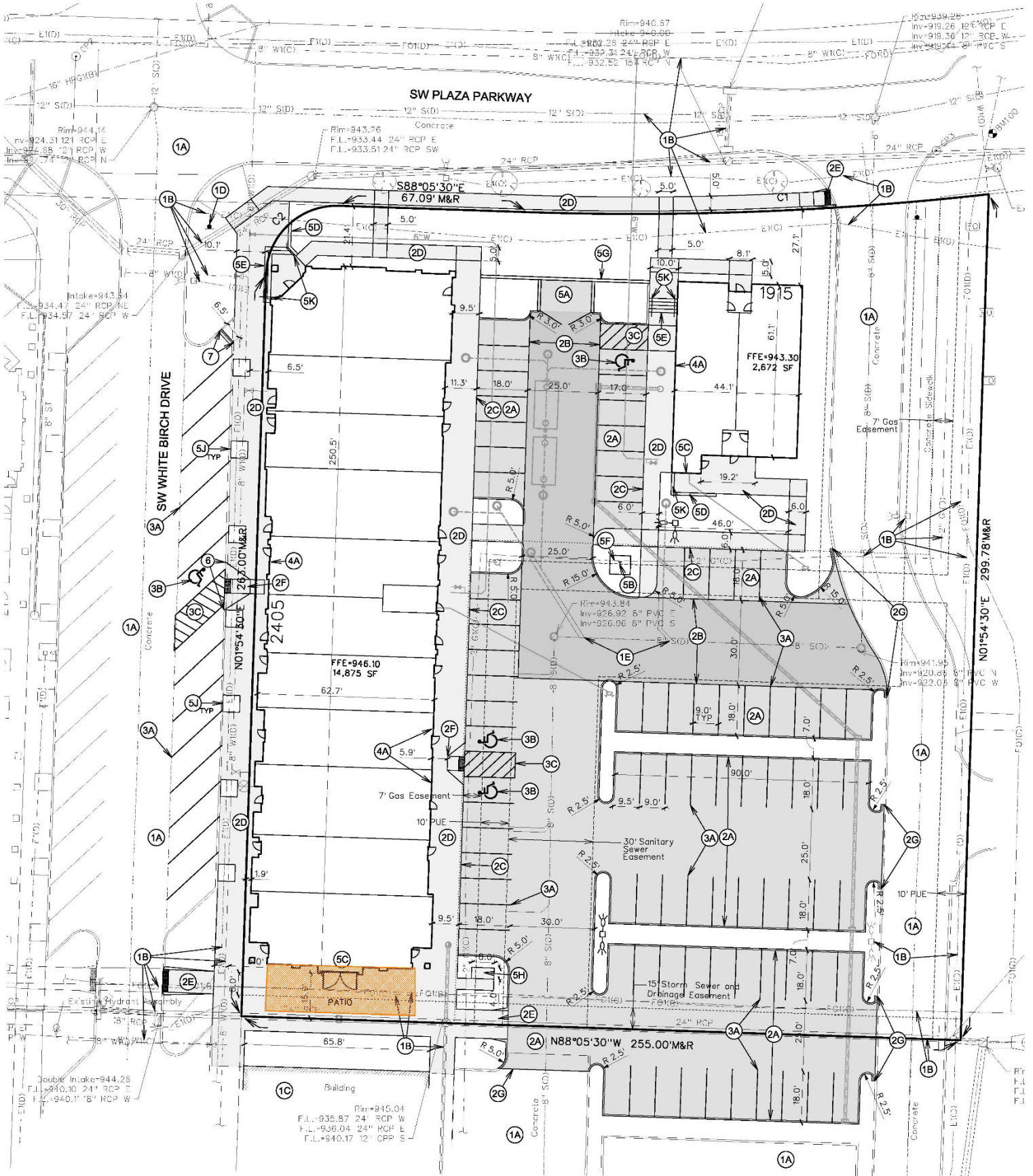
Demographics

	5 Mile	10 Miles	15 Miles
Population	8,138	375,465	581,566
Households	33,787	149,081	228,449
Average HH Income	\$106,484	\$90,626	\$94,720

Traffic counts

SW State Street	22,000 VPD
SE Oralabor Rd.	21,700 VPD

Parking plan



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.



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