



OFFICE | RETAIL | MEDICAL FOR LEASE

2405 N Ankeny Blvd | Ankeny, IA 50021

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PROPERTY HIGHLIGHTS

AVAILABLE SPACE

1,268 - 4,186 SF remaining

LEASE RATE: \$20.00-\$22.00/SF NNN

- Great opportunity for medical or professional services.
- Newly constructed building.
- Demisable down to 1,268 SF bays.
- Great visibility and frontage N Ankeny Blvd.
- Property features modern design, expansive window line and significant parking.
- TI Package Available

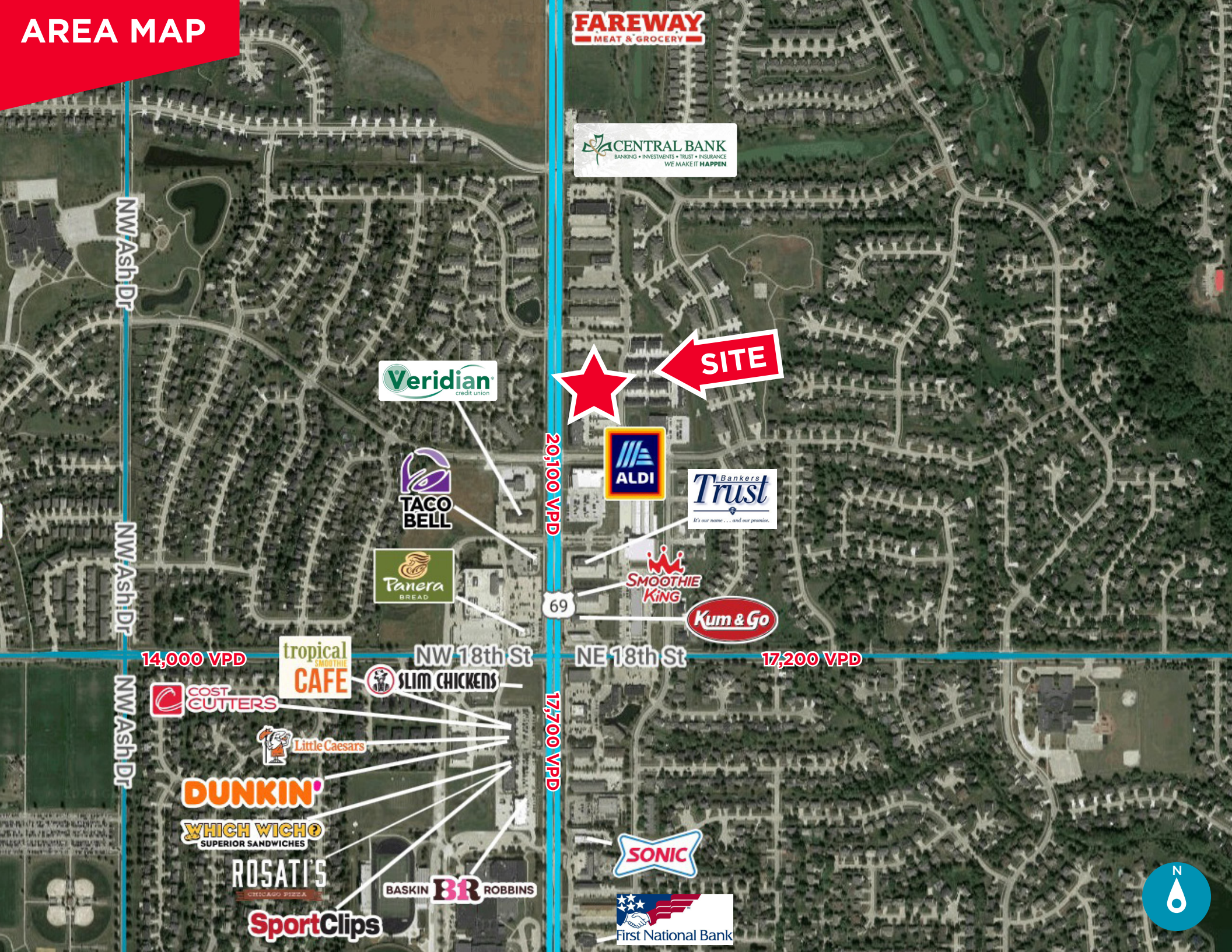


| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------|-----------|-----------|-----------|
| Population | 10,546 | 53,259 | 78,842 |
| AVG. HH Income | \$126,017 | \$119,531 | \$122,431 |
| Total Households | 4,326 | 21,306 | 30,526 |
| Daytime Population | 8,102 | 37,978 | 65,653 |

PHOTOS



AREA MAP



FAREWAY
MEAT & GROCERY

CENTRAL BANK
BANKING • INVESTMENTS • TRUST • INSURANCE
WE MAKE IT HAPPEN

Veridian
credit union



ALDI

Bankers Trust
It's our name... and our promise.

TACO BELL

Panera BREAD

SMOOTHIE KING

Kum & Go

69

14,000 VPD

tropical CAFE
SMOOTHIE

NW 18th St

NE 18th St

17,200 VPD

COST CUTTERS

SLIM CHICKENS

Little Caesars

DUNKIN'

WHICH WICH?
SUPERIOR SANDWICHES

ROSATI'S
CHICAGO PIZZA

BASKIN BR ROBBINS

SportClips

SONIC

First National Bank





**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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