

FOR SALE



CORPORATE WOODS BUSINESS PARK

Woods Dr. Ankeny, Iowa 50021

*East & West of SE Convenience Blvd.
& South of SE Corporate*

Retail, Office & Flex
Development Land
19.47 Total Acres

ANGIE TESSAU, CCIM, SIOR
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Licensed in IA

KOREY BIRKENHOLTZ
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CORPORATE WOODS FOR SALE

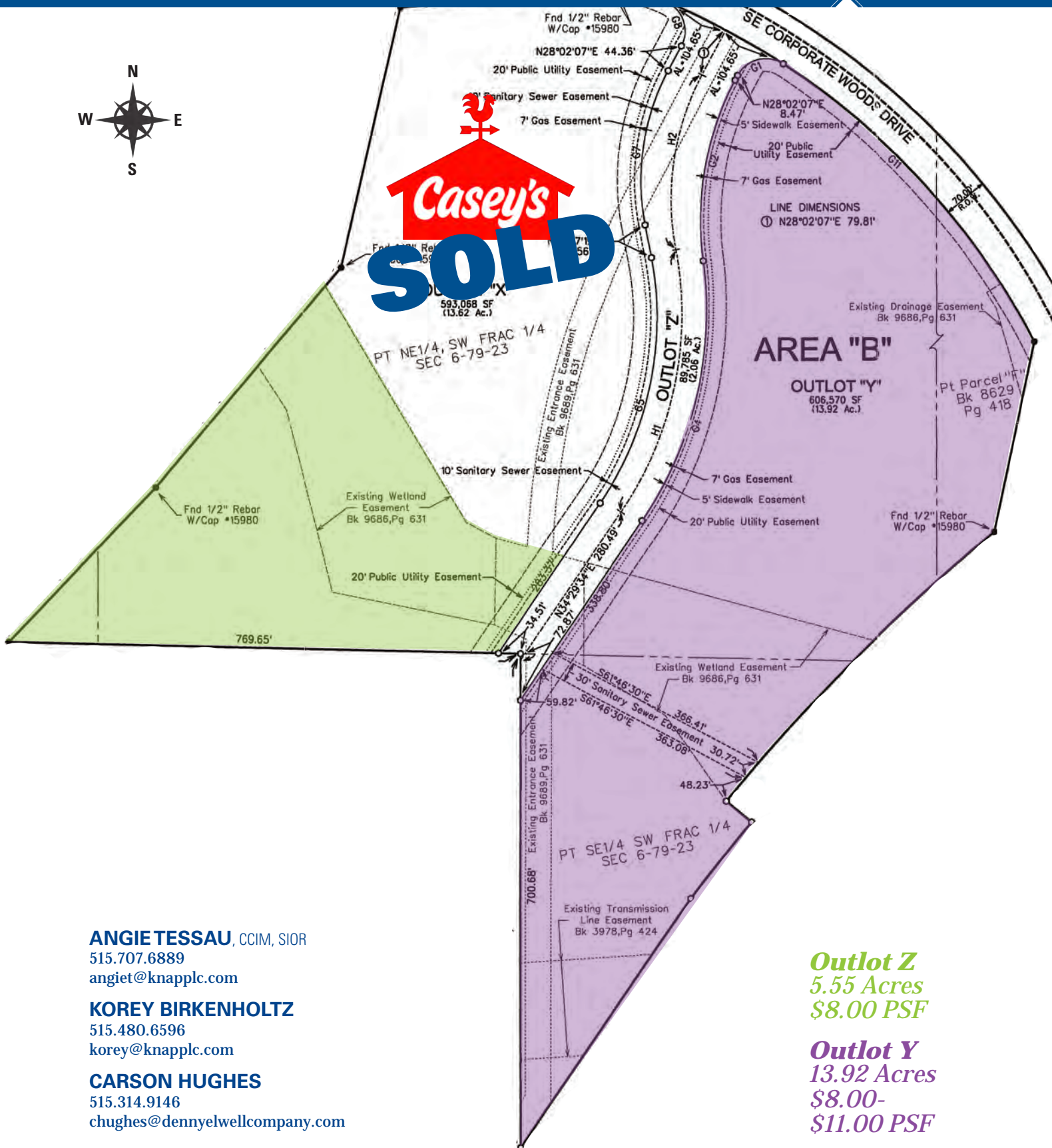


Corporate Woods Business Park is an ideal location with excellent interstate visibility, direct access to I-35 and 2 miles from I-80. The two lots are divisible and PUD/office park zoned. It is close proximity to Ankeny Regional Airport, Ankeny DOT, Hampton Inn & Suites, Baker Group, Kreg Tool Company, Sam's Club, Fleet Farm and near the heavily traveled Oralabor Road.



CORPORATE WOODS AVAILABILITY

19.47 Acres



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Outlot Z
5.55 Acres
\$8.00 PSF

Outlot Y
13.92 Acres
\$8.00-
\$11.00 PSF

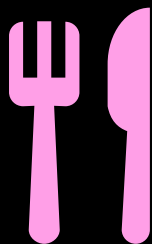


6310 SE Convenience Blvd, Ankeny, Iowa, 50021



Nearby Attractions

5 Mile Radius



220

Restaurants



26

Bars and
Pubs



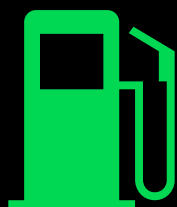
14

Coffee
Shops



18

Grocers



52

C-Stores



83

Retail
Shopping



41

Hotels



22

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$363

Breakfast



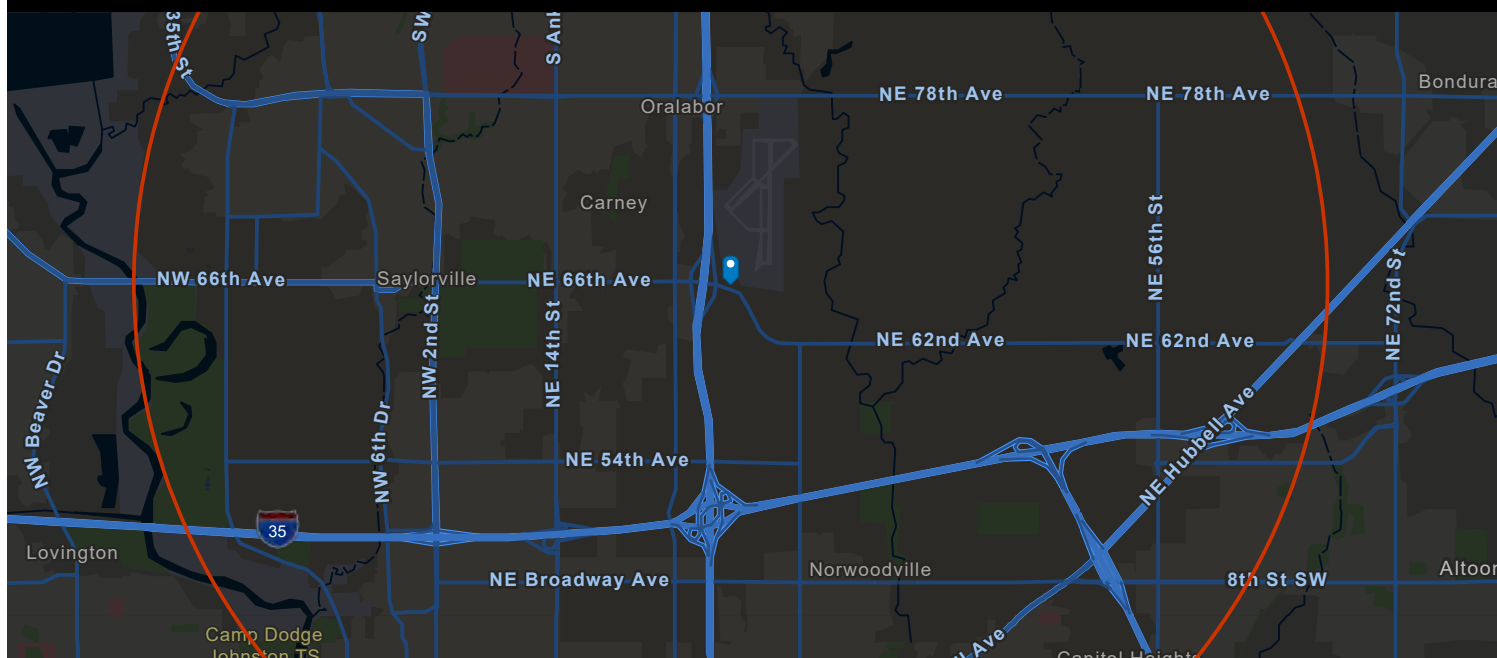
\$1,131

Lunch



\$1,700

Dinner



Demographics

5 mile radius

6310 SE Convenience Blvd, Ankeny, Iowa, 50021

INCOME



\$64,779

Median Household Income



\$165,301

Median Net Worth



\$202,687

Median Home Value



\$53,485

Median Disposable Income

BUSINESS



3,648

Total Businesses



61,931

Total Employees

TRAFFIC



7,900

SE Corporate Woods Dr



3,862

SE Convenience Blvd

EDUCATION



32%

Bachelor's/Grad/Prof Degree

KEY FACTS



1,265.4

Population



106,576

Total Daytime Population



36.9

Median Age



38,804

Households

EMPLOYMENT



4.1%

Unemployment Rate



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2016-2020, 2022, 2027.

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