

# SOUTH ANKENY BLVD DRIVE-THRU

418 S. Ankeny Blvd  
Ankeny, Iowa 50023

**FOR SALE / LEASE**



## DRIVE-THRU BUILDING AVAILABLE

Rare opportunity for a turn-key drive-thru space along the busy S. Ankeny Blvd corridor. Ideal for coffee, food, or possible bank branch conversion. Building is available for sale or restaurant space can be leased. Call for additional details and to schedule a showing.

- 5,424 SF Building For Sale
- 2,400 SF Available Drive-Thru For Lease
  - Available January 2027
- Great visibility & curb appeal along South Ankeny Blvd. (18,000 VPD) with road improvements/beautification underway.
- Abundant Parking

Sale Price: \$1,600,000

Lease Rate: \$30.00/sf NNN



## CONTACT

**Ryan D. Siedenbug**  
(515) 339-9616 Mobile  
(515) 223-6222 Office  
[Ryan@siedenbug.com](mailto:Ryan@siedenbug.com)



2026 V.1

DEMOS	1 Mile	3 Mile	5 Mile
Population	11,907	67,880	84,117
Av. HH Income	\$120,351	\$127,080	\$129,376
Median Age	36.4	35	35.4

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