

Office Investment Opportunity

100% Leased

2825 S Ankeny Blvd.
Ankeny, IA 50023



100% leased multi-tenant retail strip center

\$2,250,000 sale price (\$166 psf)

7.07% cap rate

- Multi-tenant building including PEAK Education, Sandeen Photography and Halls Life Counseling
- All leases are triple net (nnn)
- WALT: 3.38 years

Contacts

Meredith Hedstrom
Vice President
+1 515 419 2963
meredith.hedstrom@jll.com

Nick Anderson
Associate
+1 515 729 6015
nicholas.anderson@jll.com

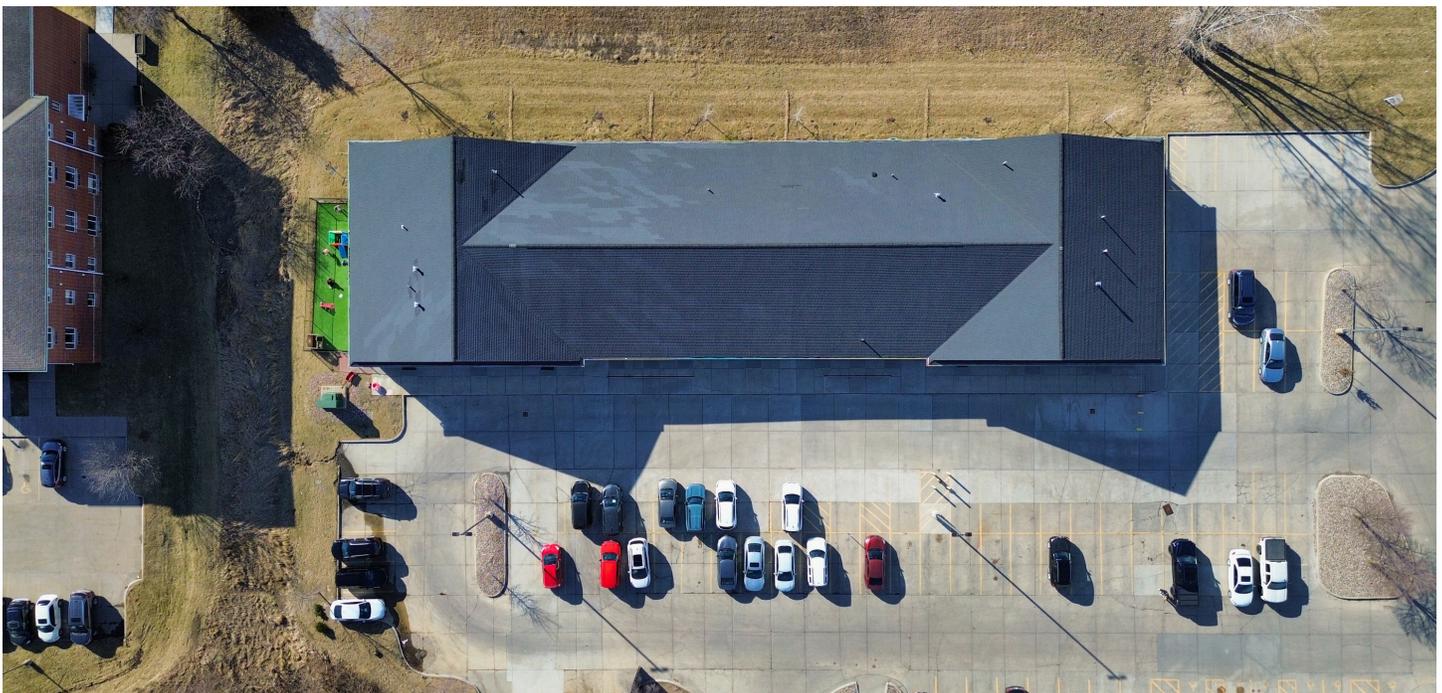
Aaron Hyde
Senior Vice President
+1 515 953 8834
aaron.hyde@jll.com

Marcus R. Pitts, CCIM, SIOR
Senior Managing Director
+1 515 556 4727
marcus.pitts@jll.com

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Property Type	Retail/Office	Stories	Single	Lot Size	1.50 acres
Year Built	2019	Roof	Gable	Zoning	C-2
Construction Type	Wood Framed	Parking	5 : 1,000	Ingress Egress	2 Ingress 2 Egress
Building Size	13,519 SF	Traffic Counts	Ankeny Blvd - 22,300 VPD Oralabor Rd - 22,000 VPD	Adjacent Users	Fareway Meat & Grocery, Urban Air Trampoline Park, Pizza Ranch, Great Southern Bank

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