



For Lease

Stand alone Restaurant Available at Ankeny Center

- Availability: 4,000 SF
- 5,000 gallon grease interceptor
- Positioned at the NE corner of S. Ankeny Blvd. and SE 8th St.
- Other businesses in the center include:
 - Something Blue (wedding resale)
 - Martial Arts America
 - Strawberry Patch (screen printing)
 - KryoVitality
 - The Soil Kitchen (garden store)
 - Encore Dance Academy
 - Brandmeyer Popcorn Company
 - Benchwarmers Sports Bar & Grill

711 S Ankeny Blvd., Ankeny, IA

Aaron A. Hyde

Vice President

Jones Lang LaSalle Brokerage, Inc.

+1 515 953 8834

aaron.hyde@am.jll.com

Marcus R. Pitts, CCIM, SIOR

Managing Director

Jones Lang LaSalle Brokerage, Inc.

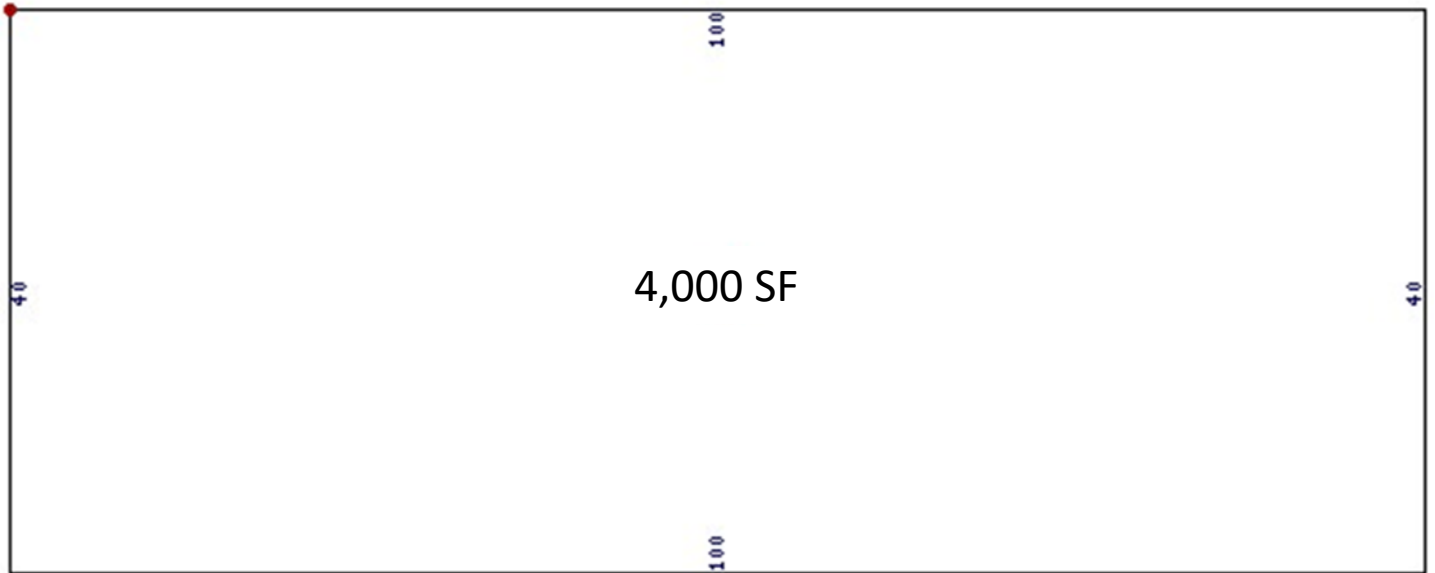
+1 515 556 4727

marcus.pitts@am.jll.com

jll.com/des-moines



Floor Plan & Availability

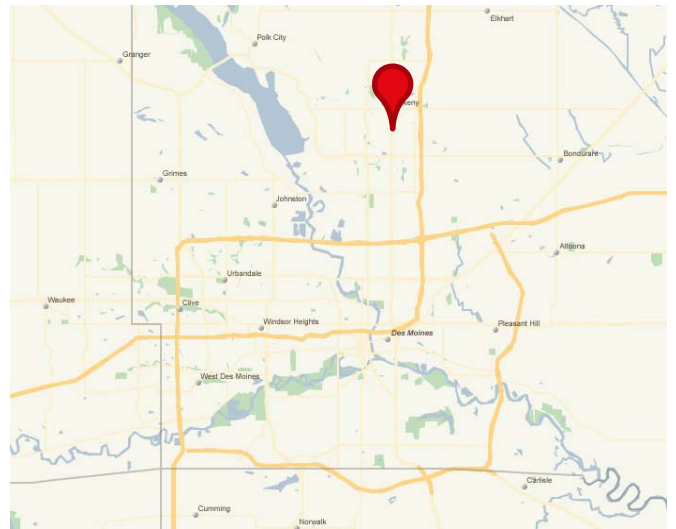


Property Information

– Turn-key Restaurant Space Available

- Availability: 4,000 SF
- Lease Rate: \$13.00/SF NNN
- Estimated Operating Expenses: \$3.35/SF
- 5,000 gallon grease interceptor installed
- Ample on-site parking

Location



Traffic Counts

S. Ankeny Blvd. (N)	20,800 VPD
S. Ankeny Blvd. (S)	21,700 VPD
SE 8 th Street	2,790 VPD

Demographics

	1 Mile	3 Miles	5 Miles
Population	10,531	55,439	67,846
Households	4,180	21,062	25,240
Average HH Income	\$78,226	\$92,538	\$94,176