

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

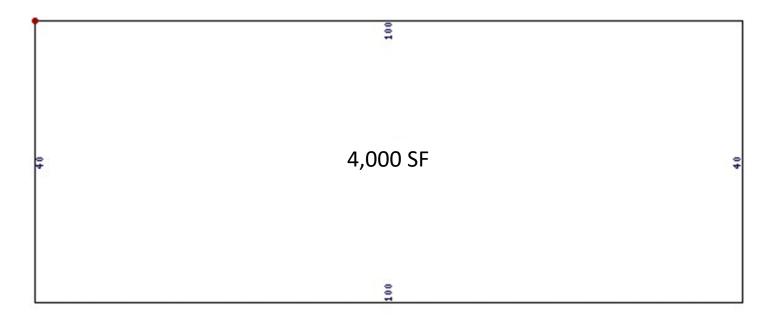
Marcus R. Pitts, CCIM, SIOR

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 | | Demographics | | | |
|---------------------------|------------|-------------------|----------|----------|----------|
| S. Ankeny Blvd. (N) | 20,800 VPD | | 1 Mile | 3 Miles | 5 Miles |
| S. Ankeny Blvd. (S) | 21,700 VPD | Population | 10,531 | 55,439 | 67,846 |
| SE 8 th Street | 2,790 VPD | Households | 4,180 | 21,062 | 25,240 |
| | | Average HH Income | \$78,226 | \$92,538 | \$94,176 |



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of lowa.