



For Lease

Up to ± 9,723 RSF Office/Retail Available in Ankeny

Property details

Available space:

- Suite A – 4,954 SF*
- Suite B – 4,769 SF*

**Suites A & B can be combined for total of 9,723 SF*

Lease rate:

\$10.00/SF NNN

Est. OPEX:

\$4.90/SF

Location:

Positioned at the NE corner of S. Ankeny Blvd. and SE 8th St. Ankeny Blvd. is one of Ankeny's major North/South thoroughfares

Property information:

Neighboring tenants include Martial Arts America, Strawberry Patch (screen printing), Queen of Clean, AVIS Car Rental, Ankeny Service Center, Benchwarmers Sports Bar & Grill, and Portofino's Italian Restaurant & Pizza

Ankeny Center
613 – 711 S. Ankeny Blvd.
Ankeny, IA 50023

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Location within building



Property information

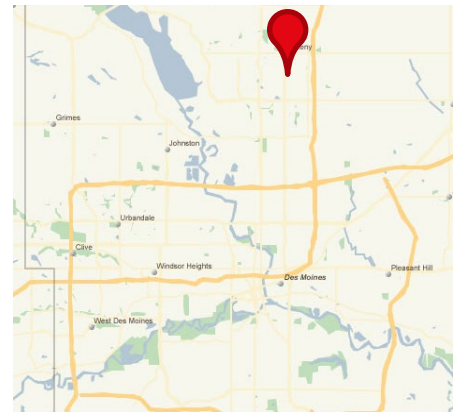
- Availability:**
- Suite A – 4,954 SF* | Lease rate: \$10.00/SF NNN
 - Suite B – 4,769 SF* | Lease rate: \$10.00/SF NNN
- *Suites A & B can be combined for total of 9,723 SF*

Rate: \$10.00/SF NNN

Est. OPEX: \$4.90/SF

Total building size: 44,986 SF

Location



Demographics

	5 Mile	10 Miles	15 Miles
Population	72,611	384,829	550,087
Households	27,354	129,226	218,987
Average HH Income	\$87,879	\$70,893	\$73,527

Traffic counts

N. Ankeny Blvd.	19,779 VPD
S. Ankeny Blvd.	17,372 VPD
SW Ordinance Rd	5,130 VPD