 **JLL** SEE A BRIGHTER WAY

For lease

Second generation retail
located within The District
at Prairie Trail

Availability: 1,263 RSF

Lease rate: \$22.00/RSF NNN

Shoppes at Residence Inn
1515 SW Main St.
Ankeny, Iowa 50023

Property overview

Availability: Suite 107 | 1,263 RSF

Lease rate: \$26.00/RSF NNN

Est. opex: available upon request

- Positioned at the center of it all, The District is home to retail boutiques, dining and entertainment venues, civic uses, and more
- Prairie Trail a 1,031-acre planned community
- Building co-tenants include Residence Inn by Marriott (90 rooms), Rise & Grind Nutrition, Tanique, Good Day Macarons & More, Tanique, Benway Beauty & the Ankeny Area Chamber of Commerce.

Contact broker for additional information

jll.com/des-moines

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Building plan

**For marketing purposes only.*

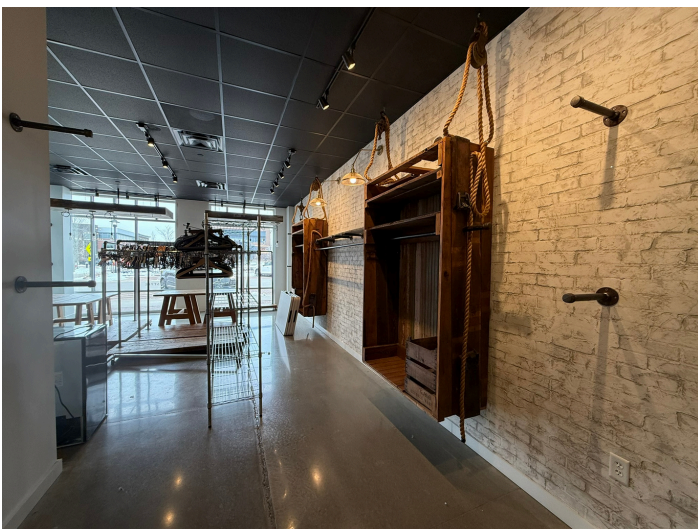
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Images

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Demographics

	5 miles	10 miles	15 miles
Est. population	88,801	364,834	585,179
Est. households	34,049	146,634	234,182
Est. Average HH income	\$92,044	\$75,622	\$77,688

Traffic counts

SW State Street	17,833 VPD
S Ankeny Blvd.	19,488 VPD
SE Oralabor Road	15,844 VPD

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