



 **JLL** SEE A BRIGHTER WAY

# For lease

2nd generation retail space available in The District at Prairie Trail in Ankeny, Iowa

Furniture not included.

**Availability: 2,179 RSF**

**Lease rate: \$26.00/RSF NNN**

1631 SW Main Street | Suite 104  
Ankeny, Iowa 50023

## Property overview

Available space: Suite 104 | 2,179 RSF

Lease rate: \$26.00/RSF NNN

Est. OPEX: request from broker

- Located in The District at Prairie Trail (525K+ SF of retail and office) and north of DMACC, serving 15,000+ college students.
- The District is home to retail boutiques, dining, entertainment venues, civic uses, and more.
- Over 22,000+ VPD on State St. and Ankeny Blvd.
- Ankeny, Iowa is the 10th fastest growing city in the United States by U.S. Census Bureau

Contact broker for  
additional information

[jll.com/des-moines](http://jll.com/des-moines)

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# Property photos



# Floor plan

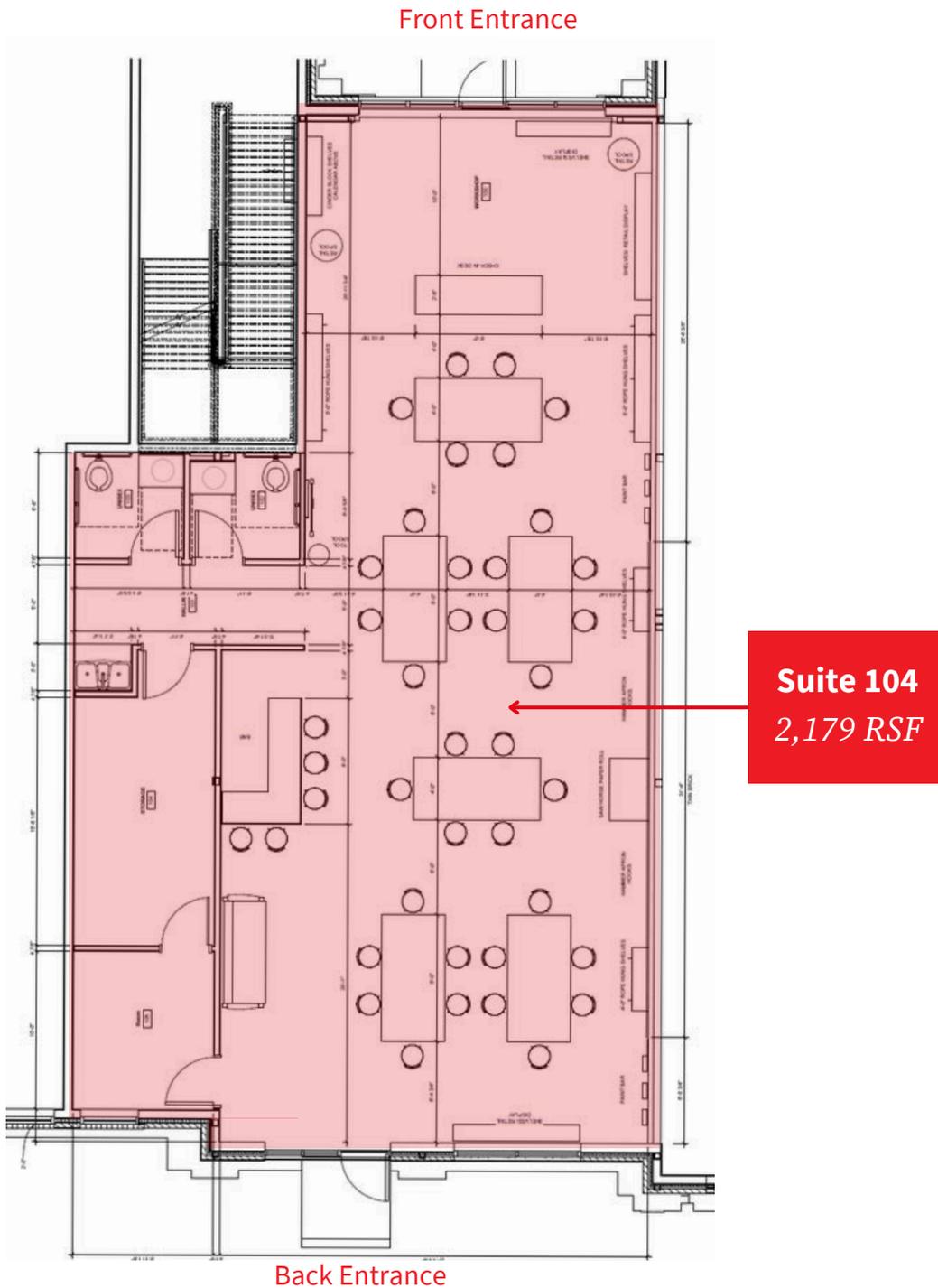
*\*For marketing purposes only.*

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Demographics	Radius of the Property		
	1-mile	3-miles	5-miles
Population	9,521	54,662	95,211
Households	3,902	21,987	37,208
Median HH Income	\$109,767	\$103,240	\$103,014

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