



For Sale or Lease

**6,571 SF turnkey restaurant
available at \$35.00 PSF NNN
and income producing tenant**

- 1st floor: 4,798 SF + 935 SF covered patio
- 2nd floor: 1,773 SF + 2,359 SF rooftop patio

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Corporate lease | income producing | 1,500 SF w. drive thru

810 E. 1st Street
Ankeny, IA 50021

Property overview

- Building size: 8,071 SF + 3,294 SF of patios
- Lot size: 1.55 acres
- Sale price: \$3,800,000.00
- Corporate Krispy Kreme lease in place
- Two (2) 5,000 gallon grease interceptors
- 82 onsite parking stalls with 100 additional cross parks

This prime location is located 3 blocks west of Interstate 35 along E. 1st Street, a major high traffic 5-lane east-west thoroughfare connecting residential neighborhoods to key commercial destinations throughout Ankeny.

**Contact broker for
additional information**

jll.com/des-moines

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Restaurant space highlights

- Furniture, cooler, freezer, hood & all equipment included
- Garage doors
 - 1st floor: 6
 - 2nd floor: 3
- Patios
 - 1st floor: covered w. roof length electric heater
 - 2nd floor: 16 direct gas heaters
- Passenger elevator and dumb waiter
- Restrooms & bars on 1st & 2nd floor
- 2 drop-down projector screens

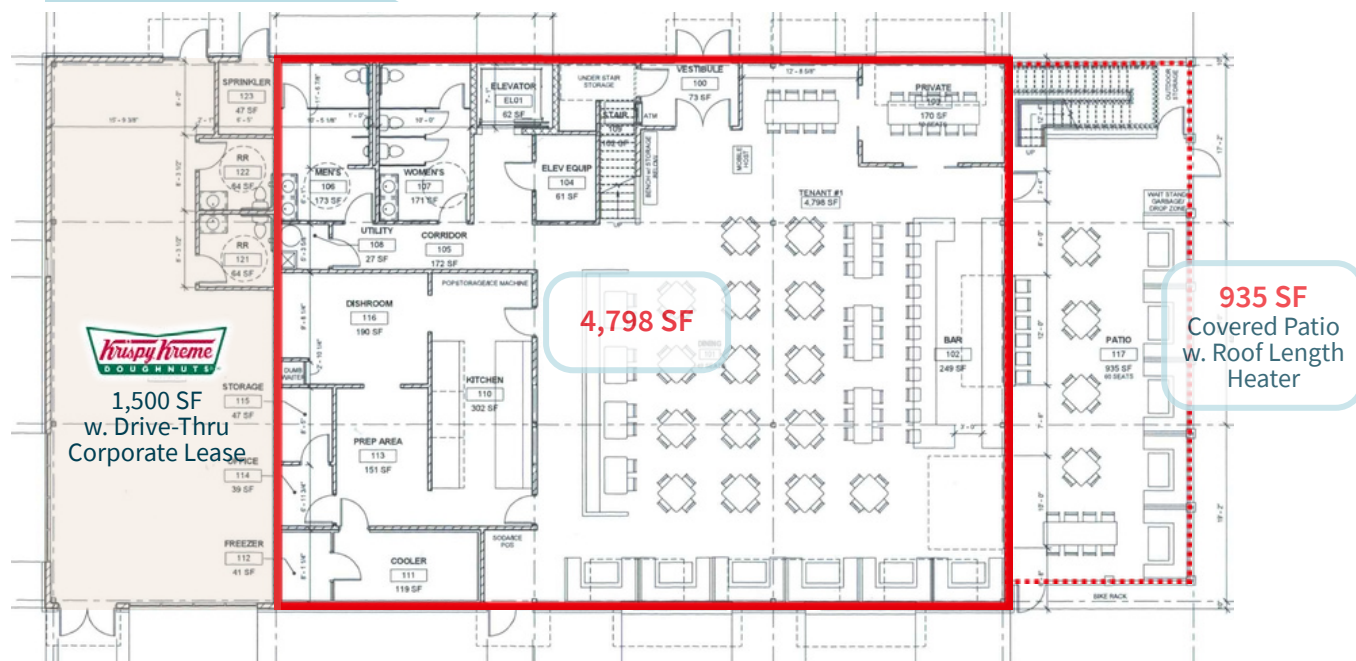


Images

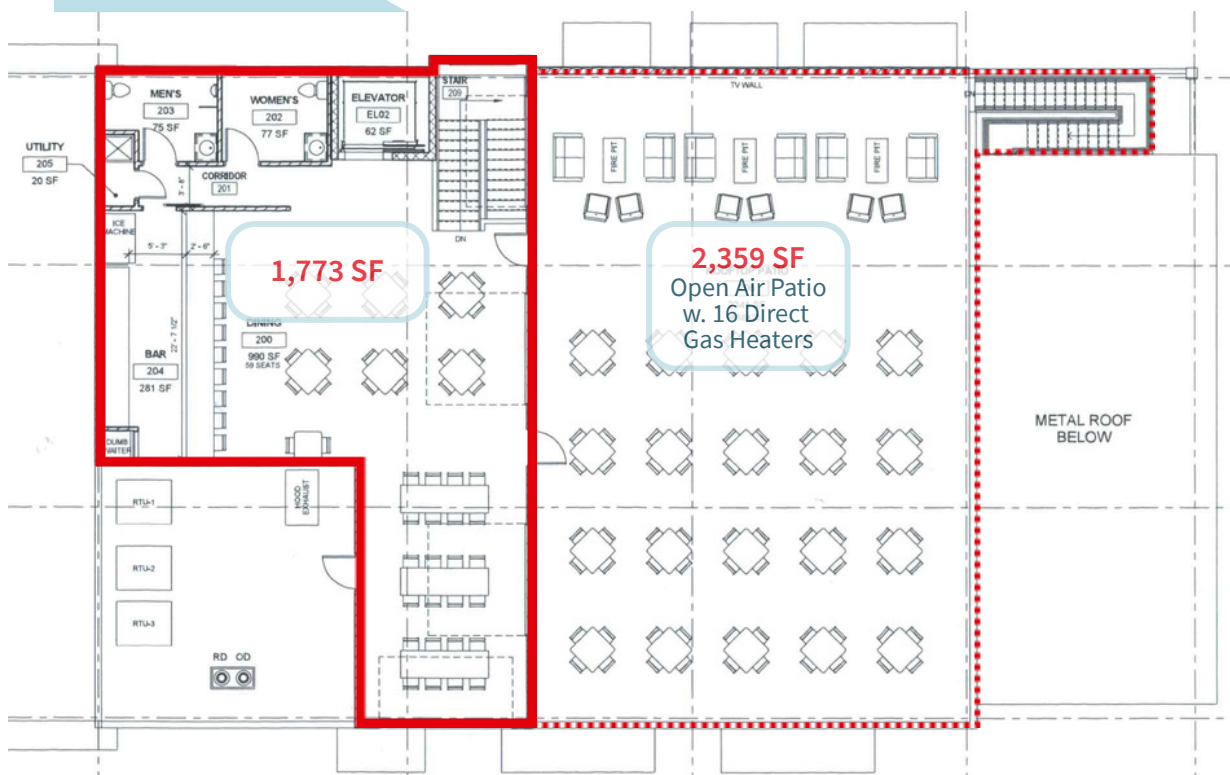


Floorplans

First floor



Second floor



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Demographics	Radius of the Property		
	3-miles	5-miles	10-miles
Population Daytime	53,968	74,718	273,763
Population	27,820	34,769	194,885
Households	23,870	32,776	113,729
Average HH Income	\$124,352	\$129,667	\$110,019

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