For Lease

Retail – The District at Prairie Trail

Positioned at the center of it all located off SW State Street at SW Vintage Parkway, The District is home to retail boutiques, dining and entertainment venues within Prairie Trail, a 1,031 acre planned community built on the tradition of Iowa's great neighborhoods in Ankeny, Iowa.

- One 1,328 SF suite remaining
- Located next to Smokey Row Coffee
- Located in Ankeny, which has been named 10th fastest growing city in the United States by U.S. Census Bureau.
- Businesses in The District include the Marriott Residence Inn, Lululemon, B&B Theaters, B-Roll Bowling, Fong's Pizza, Jethro's BBQ, District 36, Whiskey House, Flavory Bistro, WineStyles, Campus Cycle, the Elements by K. Sorbe, MJ Properties, Exchange Right, Schneider, Ankeny Chamber, Spavia, Adamson Insurance, Prudential Financial, Fairway Mortgage, Dolce Vita Salon, Vintage Cooperatives and JEO Consulting, Lola's Kitchen, AR Workshops, Pure Barre, Mainstream Boutique and many more.

Market Street
1510 SW Vintage Pkwy
Ankeny, IA

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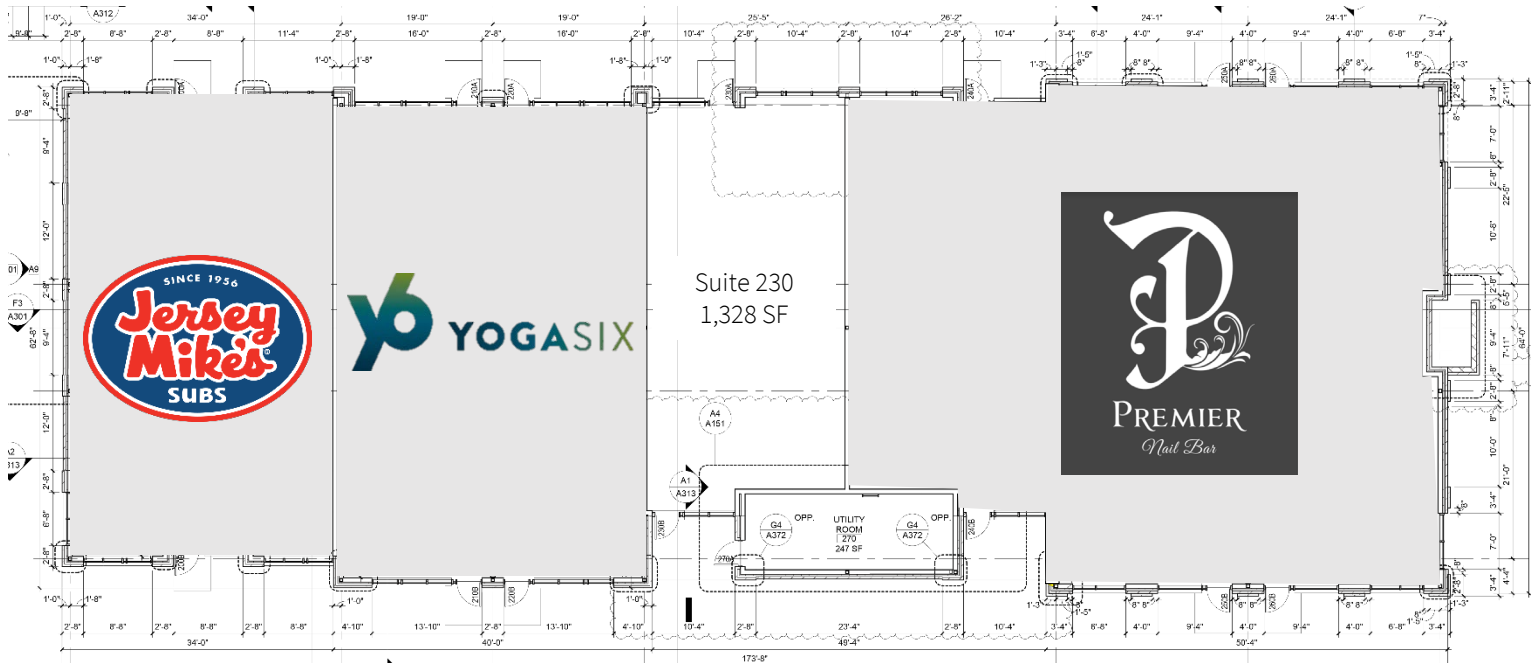Jones Lang LaSalle Brokerage, Inc.
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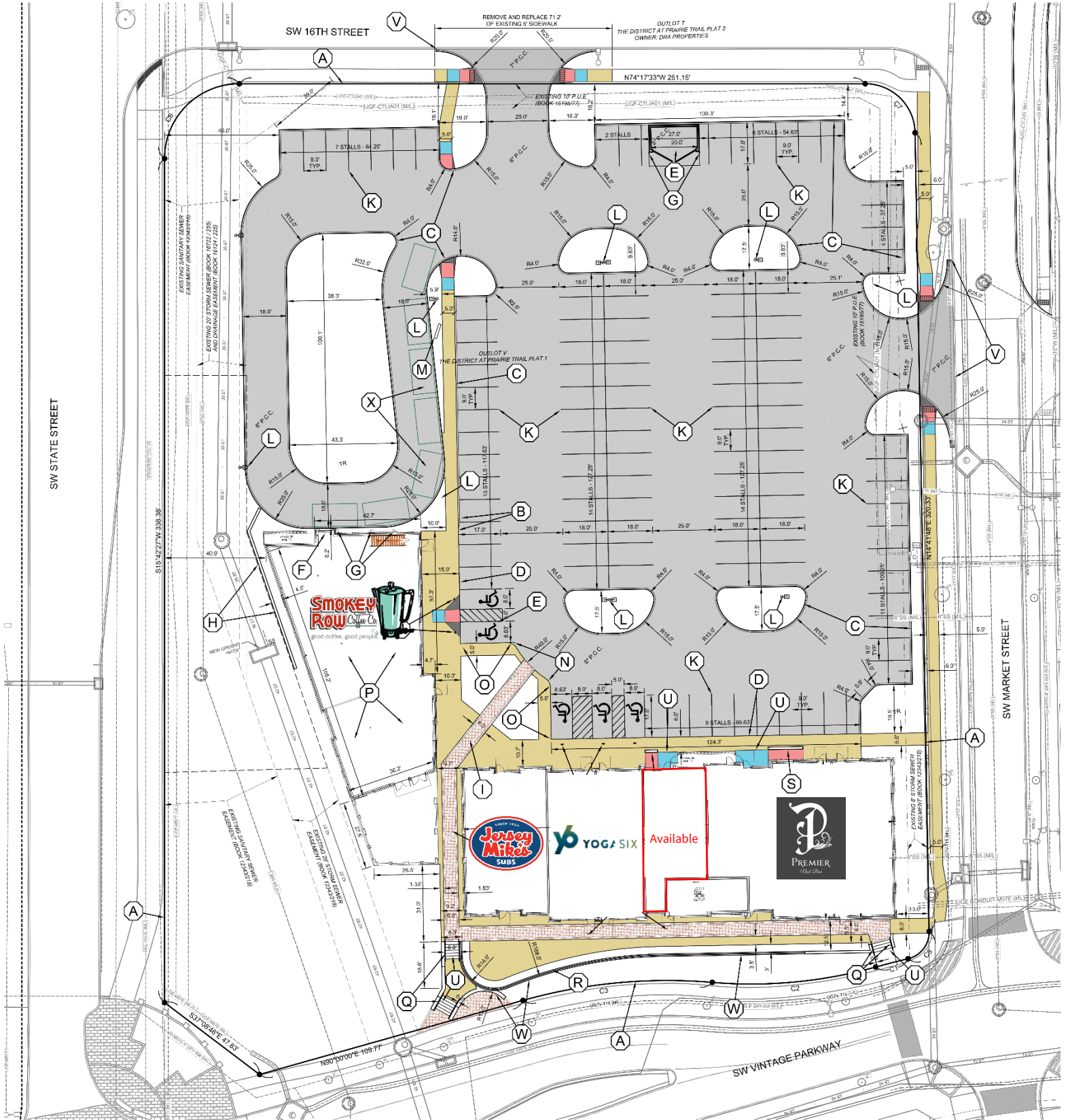
jll.com/des-moines

Floorplan & Availability

Property Information

- One 1,328 RSF suite remaining
- Lease Rate: $26.00 PSF
- TI Allowance: $20.00/RSF
- Estimated Operating Expenses: $6.74 PSF
- Total Building Area: 10,094 RSF
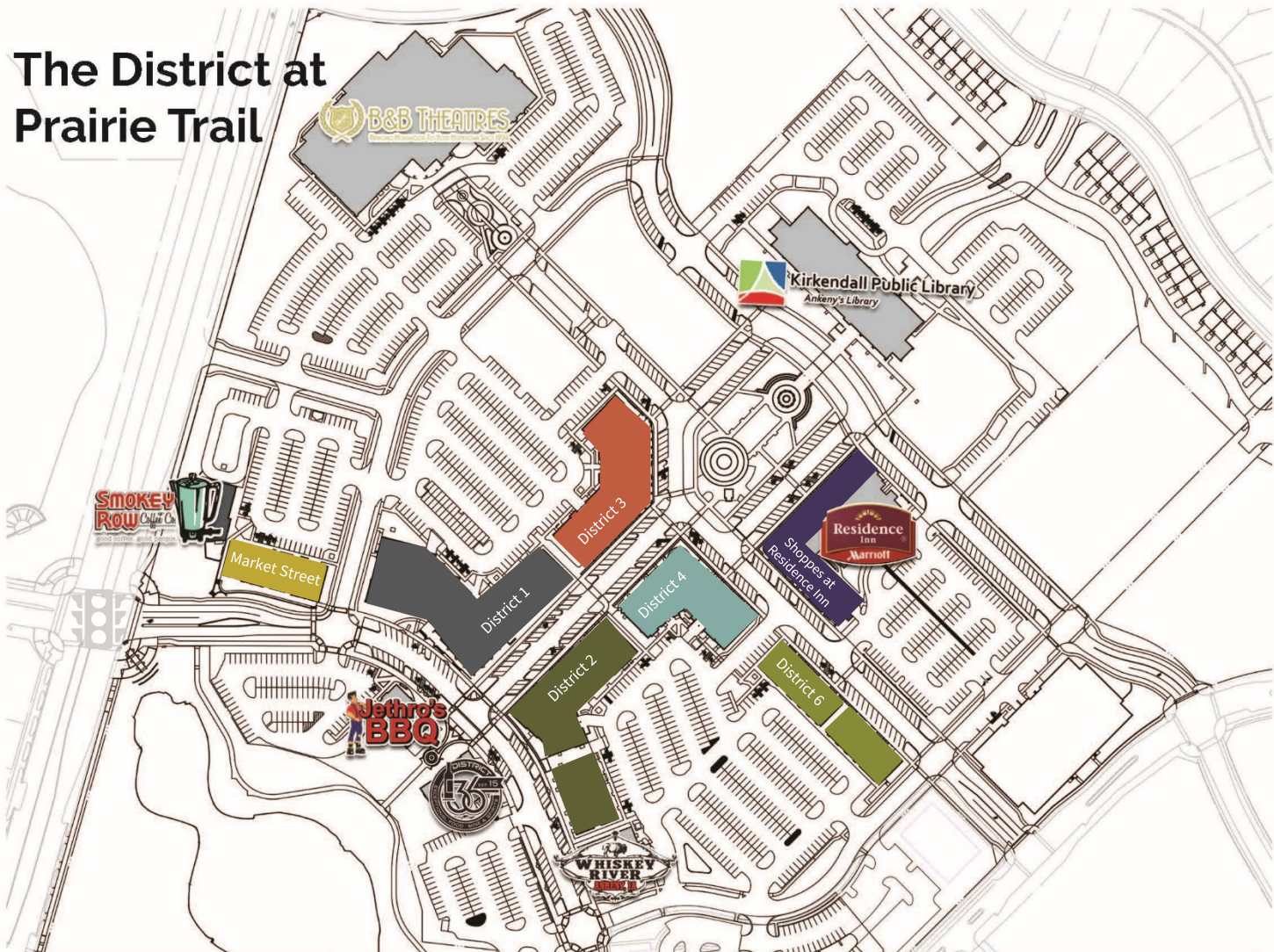- Free on-site parking

Suite	Availability*	Lease Rate/SF/NNN
200	LEASED	LEASED
210	LEASED	LEASED
220	LEASED	LEASED
230	1,328 SF	$26.00 PSF
240	LEASED	LEASED
250	LEASED	LEASED
260	LEASED	LEASED
Total	1,328 RSF	

Site Plan & Parking

JLL®

Location

The District at Prairie Trail

B&B THEATRES

Kirkendall Public Library
Ankeny's Library

SMOKEY ROW Coffee Co.

Market Street

District 1

District 3

District 4

Shoppes at Residence Inn

Residence Inn Marriott

District 2

District 6

Jethro's BBQ

WHISKEY RIVER

Demographics

	5 Mile	10 Miles	15 Miles
Population	78,782	356,622	572,134
Households	29,719	141,678	225,143
Average HH Income	$110,037	$90,476	$94,458

Traffic counts

SW State Street	22,000 VPD
S. Ankeny Blvd.	21,700 VPD
SE Oralabor Rd.	21,700 VPD

PRAIRIE TRAIL

THE DISTRICT

JLL®