



For Lease

Office/Retail Space in Plaza Shoppes at Prairie Trail

- Availability: 1,718 – 3,454 RSF
- Prairie Trail a 1,031 acre planned community built on the tradition of Iowa's greatest neighborhoods in Ankeny, Iowa. It is a premier walkable community designed with urban sophistication and small-town charm. Shops, restaurants, bars, offices, civic uses and many amenities are within walking distance of six residential neighborhoods.
- Other businesses in Plaza Shoppes include Main Street Café, Duck Worth Wearing (children's consignment store), 20|Twenty, The Whiskey House, Hy-Vee, GreenState Credit Union, Anytime Fitness, Kris' Hot Yoga, Kum & Go, Anani Salon & Spa and more.
- Ankeny, Iowa is the 10th fastest growing city in the United States by U.S. Census Bureau.

Plaza Shoppes II
2510 SW White Birch Dr.
Ankeny, IA

Marcus R. Pitts, CCIM, SIOR

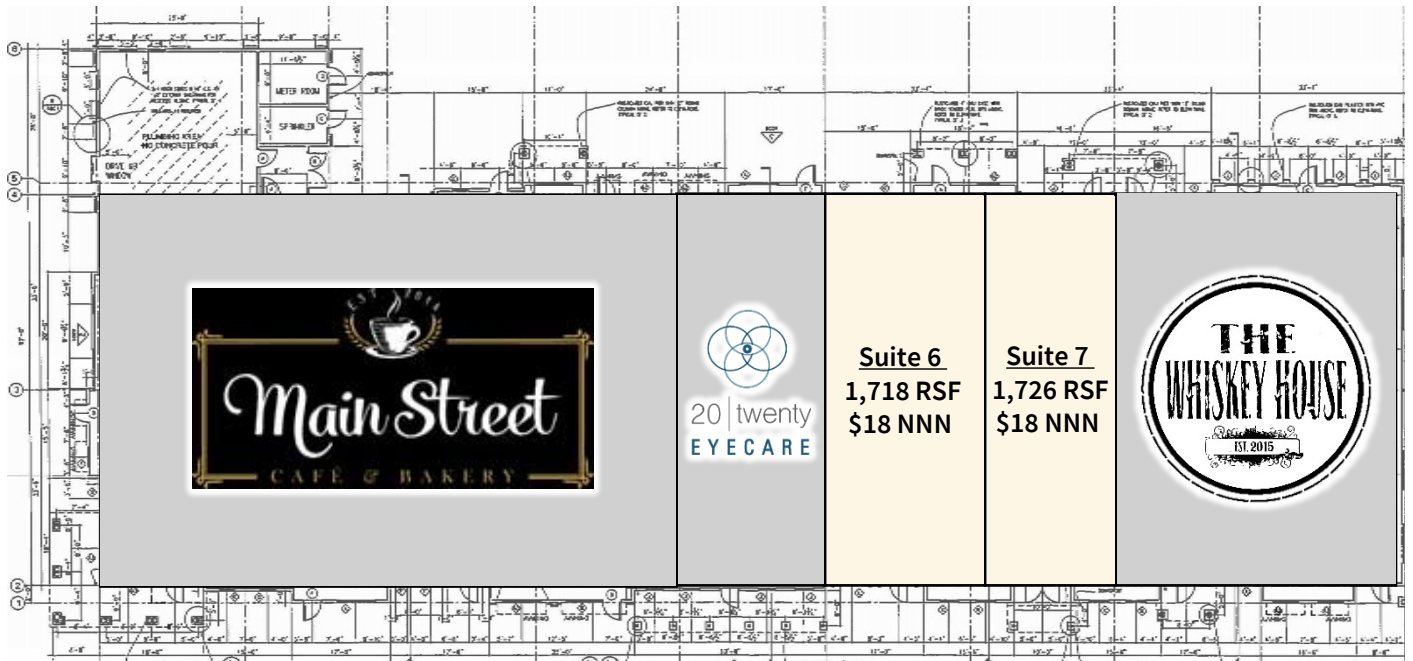
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Floorplan & Availability



Property Information

- **Availability:** 3,454 RSF
 - Minimum Divisible: 1,718 RSF
 - Maximum Contiguous: 3,454 RSF
- **Rental Rate:** \$18/RSF NNN
- **Estimated Opex:** \$9.71/RSF
- **TI Allowance:** \$40/RSF (shell space only)
- **Total Building Area:** 14,365 RSF
- Building signage available
- Free on-site parking

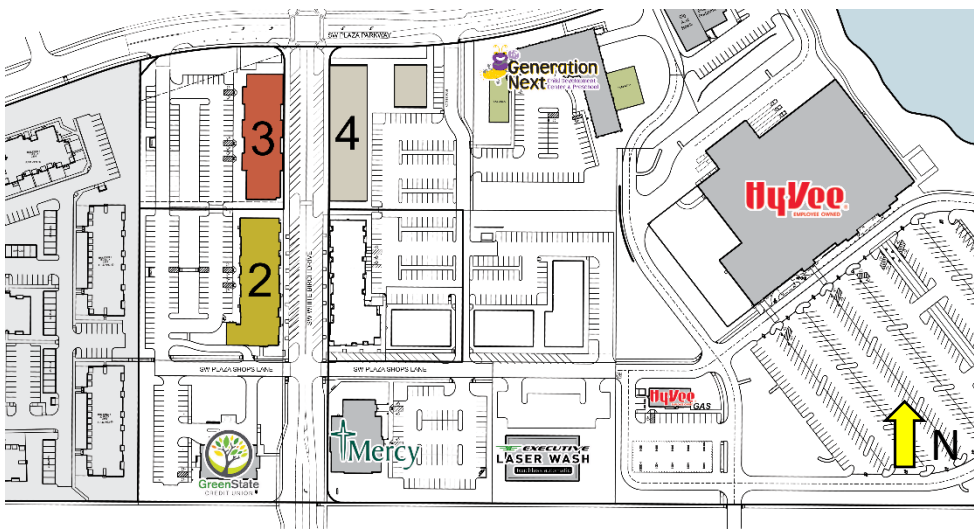
Demographics

	5 Mile	10 Miles	15 Miles
Population	88,138	375,465	581,566
Households	33,787	149,081	228,449
Average HH Income	\$106,484	\$90,626	\$94,720

Traffic counts

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

Location Overview



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

