



For Lease

New Construction Retail/Office Space

Availability: 1,260 – 4,299 RSF

Rate: \$20.00 – \$22.00 PSF NNN

Estimated OPEX: Available upon request

TI Allowance: Negotiable

Total Building Size: 8,850 RSF

- Can accommodate retail, medical and traditional office
- Building and monument signage available
- Area retailers include Olive Garden, Perkins, Holiday Inn Express, Walmart, Caribou Coffee, Walgreen's, Super Target, Menard's, Home Depot, and many more.
- Quick access to I-35 via Oralabor Road
- Ankeny, Iowa is the 10th fastest growing city in the United States by U.S. Census Bureau

Hawks Plaza
2575 SE Hulsizer Road
Ankeny, IA 50021

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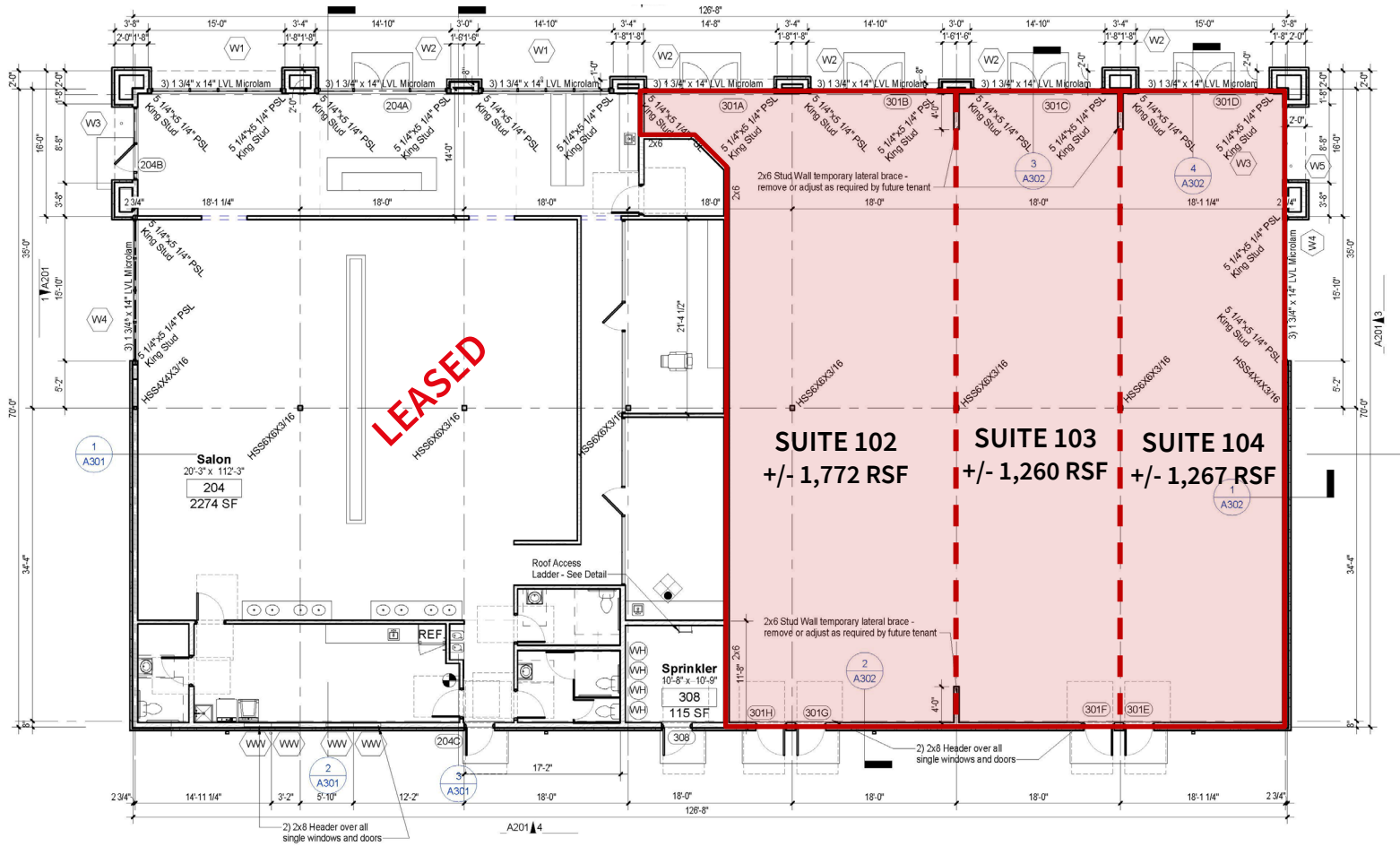
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Floorplan

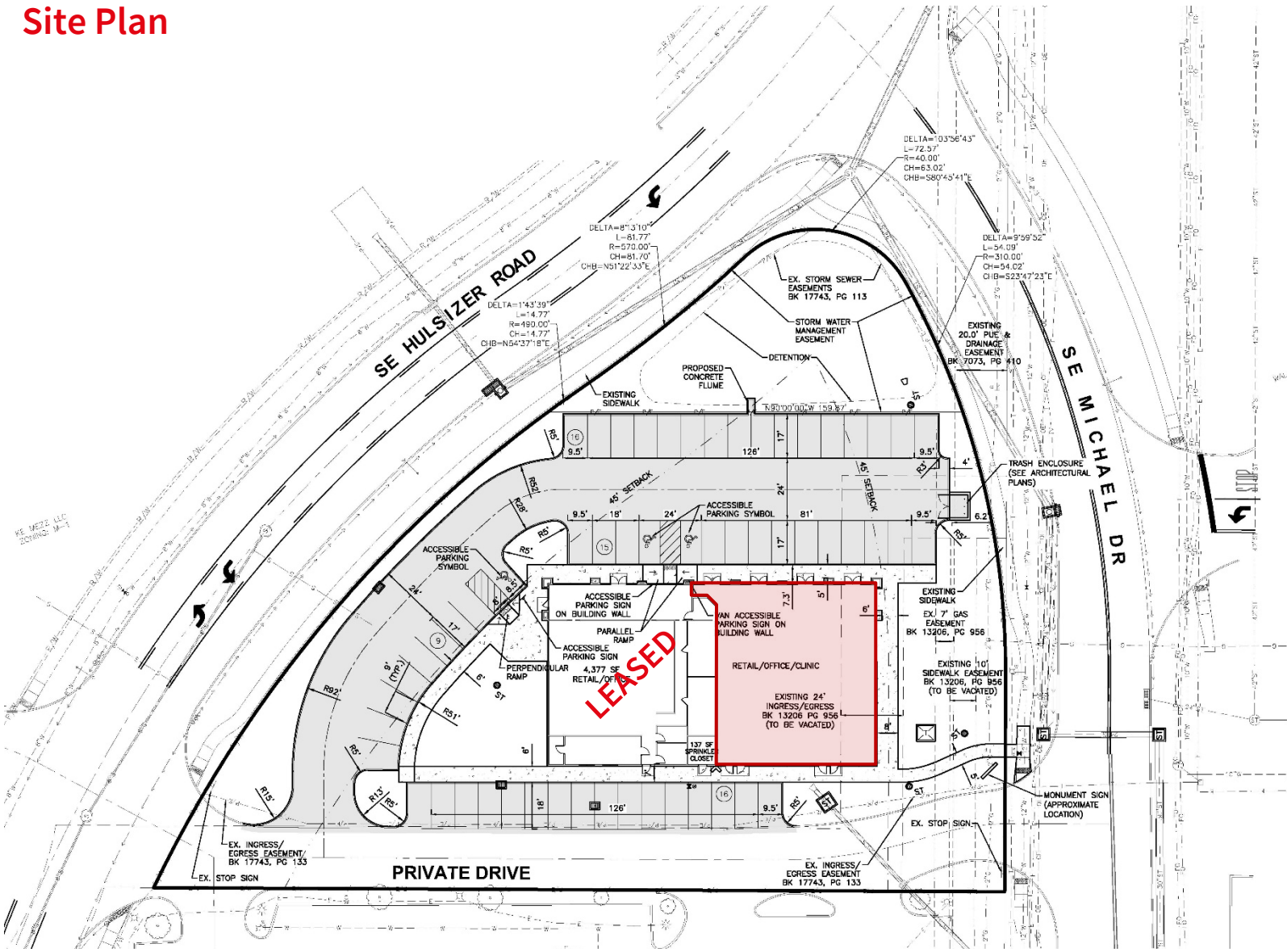


Retail Map



The information contained herein is provided for informational purposes only and is not intended to constitute an offer of any financial product or service. The information is provided as a general overview and is not intended to be a complete and accurate description of the property or other information. We have no reason to believe that this information is accurate, but we do not guarantee it. All information should be verified prior to any decision. This is a limited liability company of Iowa.

Site Plan



Demographics

	5 Mile	10 Miles	15 Miles
Population	77,709	348,431	549,671
Households	29,612	138,622	217,129
Average HH Income	\$79,497	\$64,954	\$68,664

Traffic Counts

SE Hulsizer	4,720 VPD
SE Delaware Rd.	25,500 VPD
SE Oralabor Rd.	22,600 VPD

Contact

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