



For Lease

Restaurant Endcap with drive-thru – Campus Town

- Availability: 2,725 SF
- Lease Rate: \$18.00/SF Gross
- Finished endcap with drive-thru with prepared kitchen area
- Located directly south of DMACC, which boasts 15,000-plus full-time and part-time students
- Adjacent to Prairie Trail, a 1,031 acre master planned urban development
- Easy access to I-80/I-35 via Oralabor and SW State Street
- Located in Ankeny, which has been named 10th fastest growing city in the United States by U.S. Census Bureau.

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Ankeny, IA**

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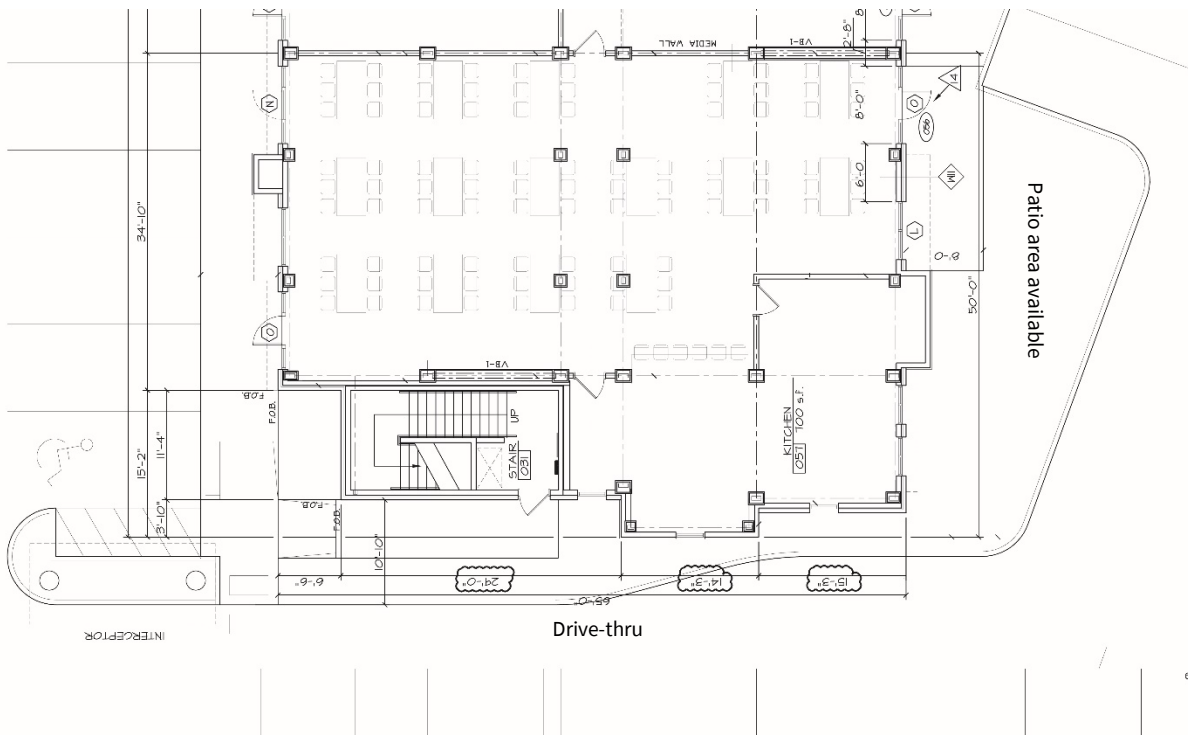
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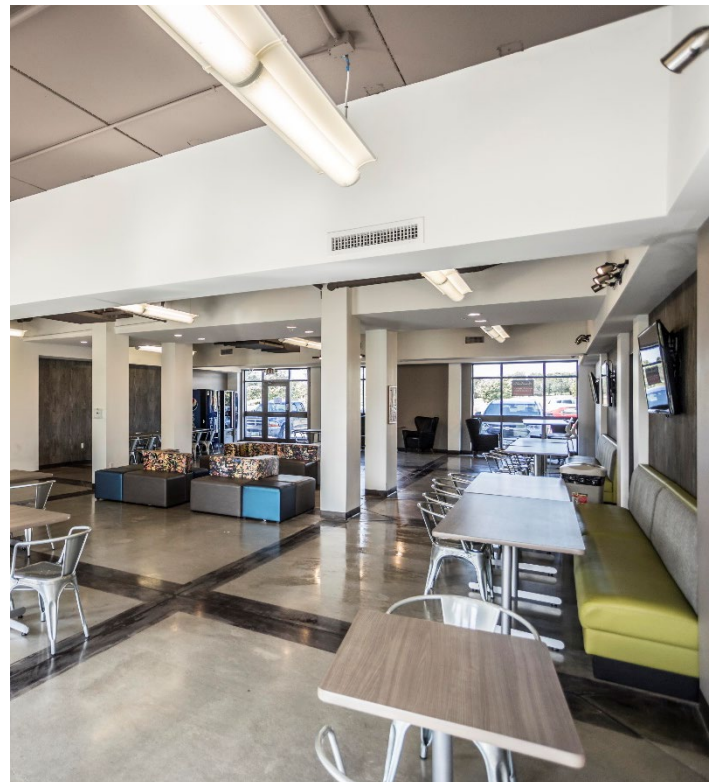


Floor Plan & Availability

- Availability: 2,725 SF
- Rate: \$18.00/SF Gross
- Patio area available
- Existing drive-thru



Prepared kitchen area



2,725 SF end-cap with drive-thru option

About CampusTown

CampusTown offers luxury style living with resort amenities.

Amenities

- 24-hour fitness center
- Half court gymnasium
- Theater room
- Game room
- Rooftop deck

Unit Mix

97 total units including:

- 11 - 1 bedroom units
- 78 - 2 bedroom units
- 8 - 3 bedroom

Total building area

136,620 SF



Location Overview



Traffic Counts

Oralabor Rd.	22,500 VPD
SW State St.	25,600 VPD

Demographics

	1 Mile	3 Miles	5 Miles
Population	8,458*	45,788	88,502
Households	3,118	17,729	17,729
Average HH Income	\$93,947	\$95,322	\$98,558

*DMACC Campus boasts 15,000+ full-time and part-time students and is not included in the demographics noted above.

