

Northside Plaza

N.E. 5th Street & N. Ankeny Blvd., Ankeny, Iowa

**FOR
LEASE**



Property Description

- ◆ Small Shop Space Available For Lease in Strong Community Strip Center
- ◆ Suites 9-12: 5,600 SF of Small Shop Space; Can Be Subdivided into 1,400 SF Increments
- ◆ 2011 CAMIT: \$4.00 PSF
- ◆ Center Anchored by Goodwill, Dollar Tree and Ankeny Dance

Amenities

- ◆ Traffic Counts Exceeding 17,500 Vehicles Per Day (2008)
- ◆ Located Directly Across from Hy-Vee on N. Ankeny Blvd (Hwy 69) - Major Arterial Road in Ankeny
- ◆ Ample Parking
- ◆ Pylon Signage Available

AVAILABLE SUITES

Suite	Square Feet	Lease Rate
9	1,400 SF*	\$10.00 PSF NNN
10	1,400 SF*	\$10.00 PSF NNN
11	1,400 SF*	\$10.00 PSF NNN
12	1,400 SF*	\$10.00 PSF NNN

** Suites 9-12 Can Be Combined*



FOR ADDITIONAL INFORMATION CONTACT:

BILL WRIGHT

515.471.4350 Office

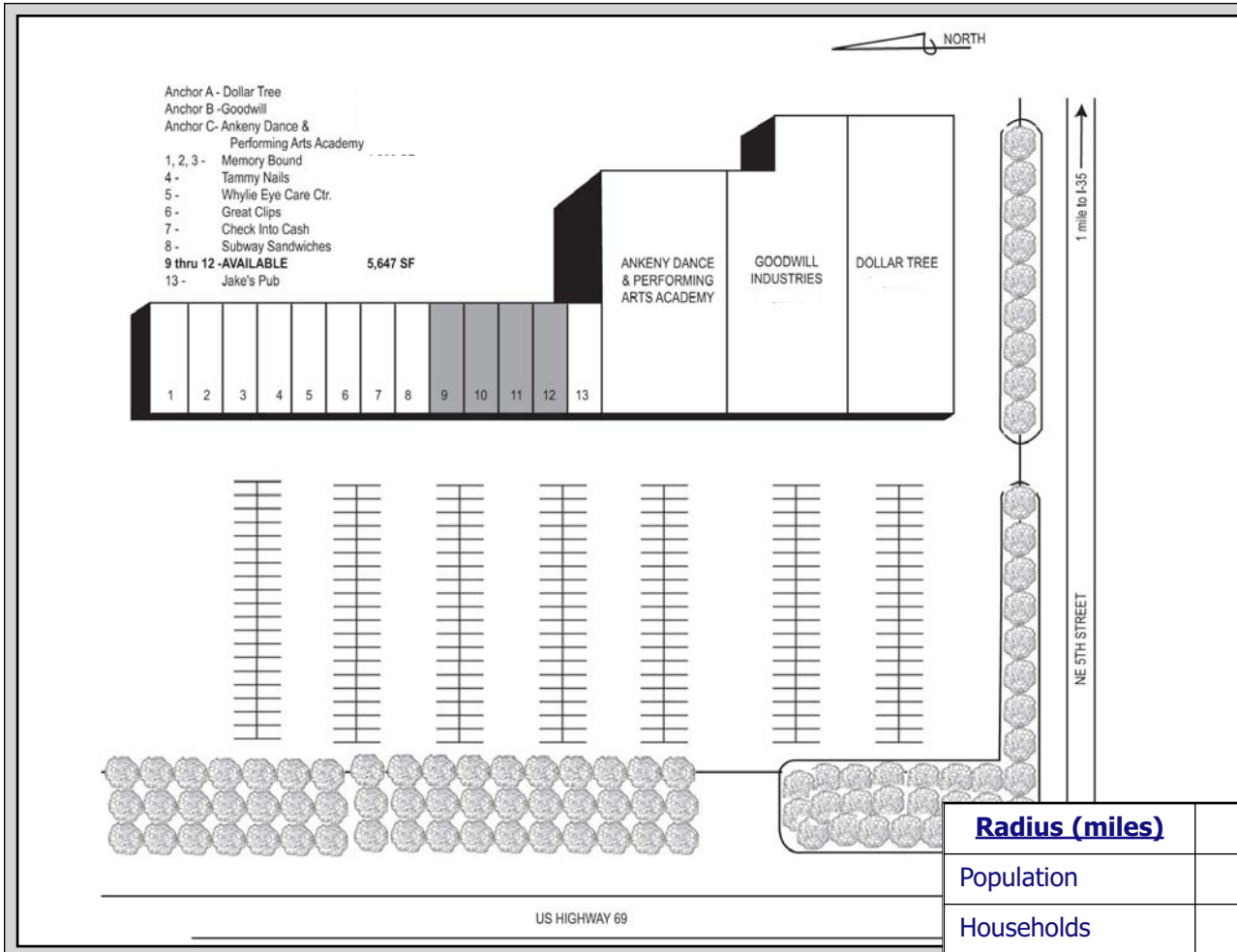
515.210.3050 Cell

bill.wright@terruss.com

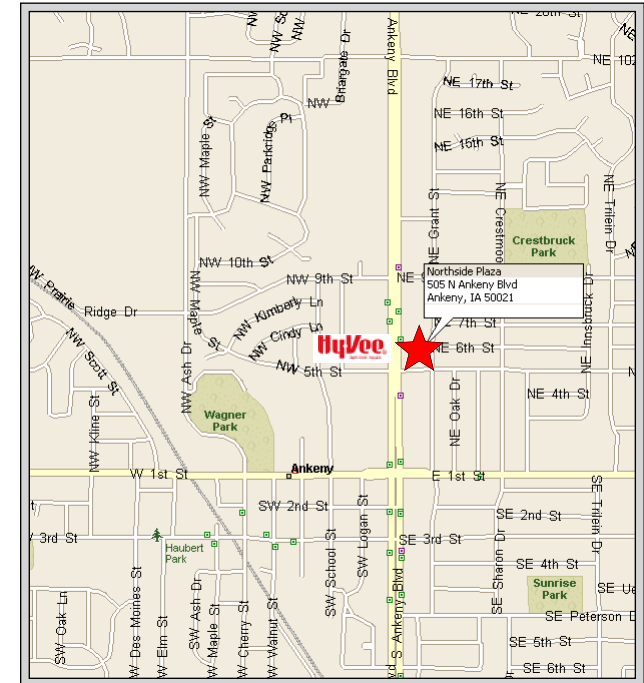
Northside Plaza

N.E. 5th Street & N. Ankeny Blvd., Ankeny, Iowa

**FOR
LEASE**



LOCATION MAP



DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	14,448	46,681	56,346
Households	5,667	18,038	21,544
Avg. HH Income	\$70,911	\$78,445	\$81,076
Median HH Income	\$62,255	\$65,270	\$68,060
Avg. Median Age	33.14	33.55	34.11



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.