

# Ankeny Centre

613-711 S. Ankeny Blvd., Ankeny, Iowa

**FOR  
LEASE**



## Property Description

- ◆ Small Shop Space Available For Lease in Community Shopping Center
- ◆ Attractive Lease Terms
- ◆ Ideal For Retail or Office Users
- ◆ Tenants Include Fastenal, Strawberry Patch, Encore Dance Academy, Jade Garden and Benchwarmers
- ◆ Operating Expenses (Est. 2011) \$2.70 PSF

## Amenities

- ◆ Close Proximity to DMACC and Prairie Trail
- ◆ Extensive Frontage on South Ankeny Blvd (Hwy 69)
- ◆ Daily Traffic Counts (2008):
  - ◆ S. Ankeny Blvd. - 18,700 Vehicles

## AVAILABLE SUITES

SUITE	SQUARE FEET	LEASE RATE	AVAILABLE
613	4,900 SF	\$6.00 NNN	Now
635	2,014 SF*	\$6.00 NNN	Now
637	2,150 SF*	\$6.00 NNN	Now
639	2,155 SF*	\$6.00 NNN	Now
709	1,800 SF	\$6.00 NNN	Now

\*Suites 635, 637 & 639 can be combined to total 6,319 SF.



## FOR ADDITIONAL INFORMATION CONTACT:

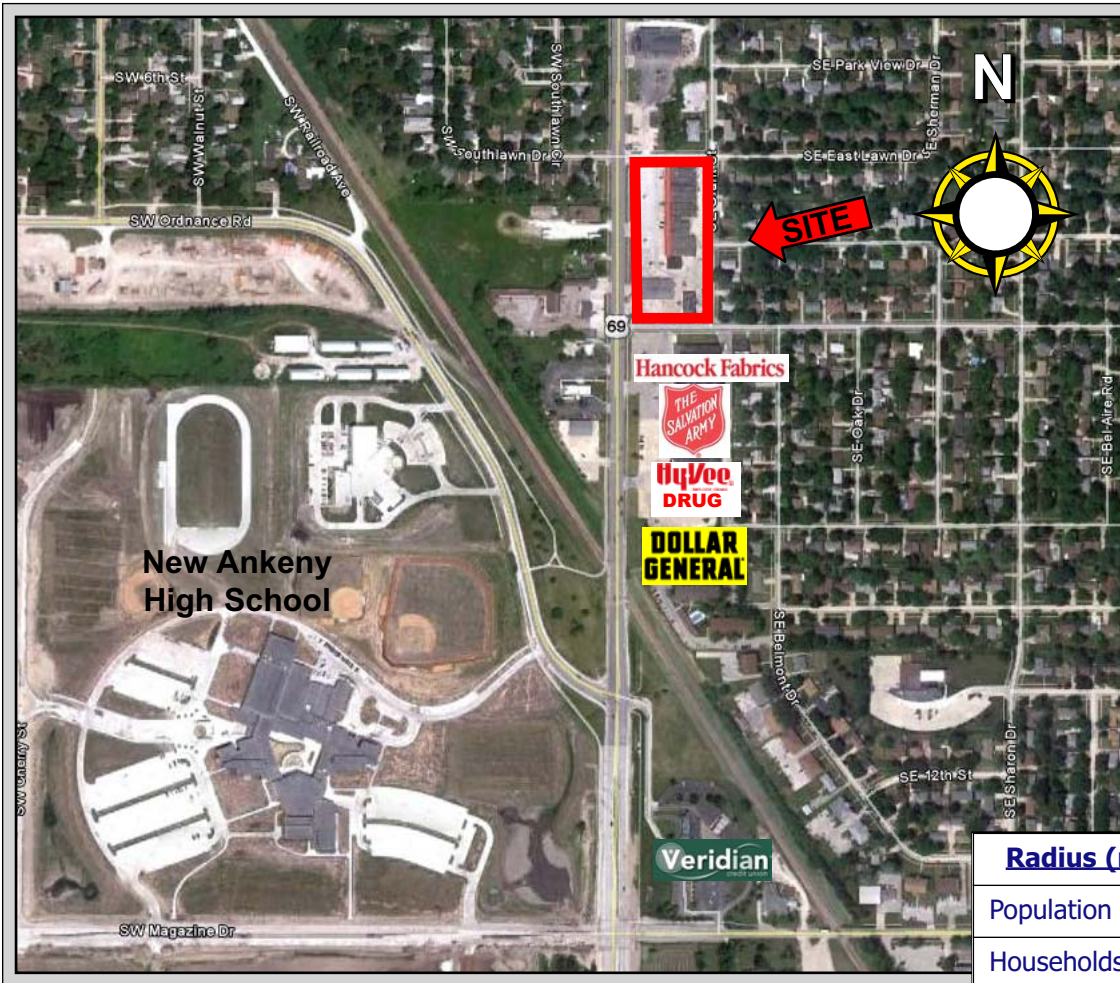
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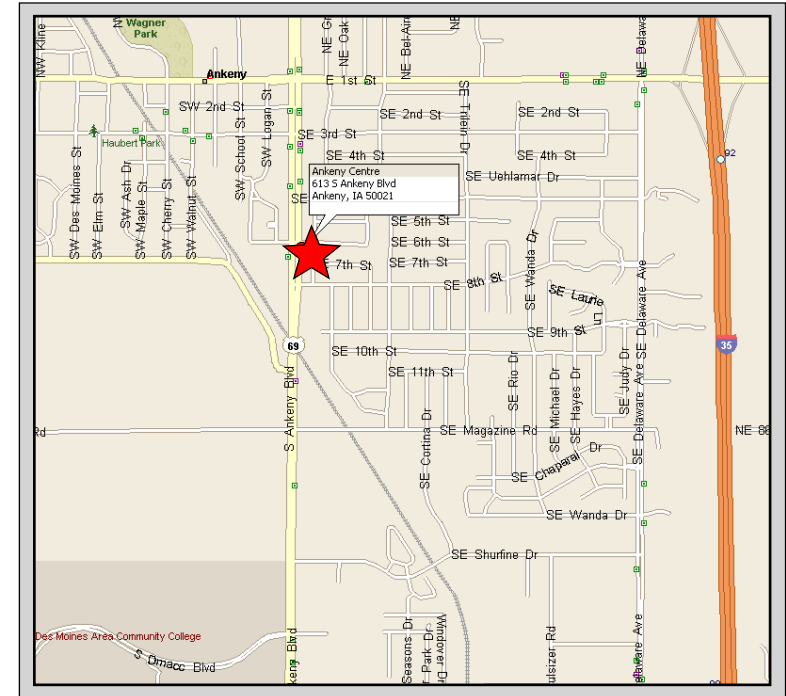
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## LOCATION MAP



## DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	12,646	48,441	57,730
Households	5,113	18,708	22,110
Avg. HH Income	\$66,654	\$78,182	\$80,481
Median HH Income	\$59,269	\$65,472	\$67,588
Avg. Median Age	34.53	33.80	34.25



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.

