

Development Land

1915 NE 78th Avenue, Ankeny, Iowa

**FOR
SALE**



Property Description

- ◆ 1.621 Acres (70,614 SF) Available For Sale
- ◆ Sale Price: \$775,000 (\$11.00 PSF)
- ◆ 230' of Frontage on Oralabor
- ◆ Flat Terrain
- ◆ Excellent Convenience Store Opportunity
- ◆ Corner Lot at Oralabor Road and NE 19th Lane with Plans for a Signalized Intersection

Amenities

- ◆ Highly Visible Location on Oralabor Road
- ◆ Located Adjacent to the City of Ankeny Fire Station
- ◆ Planned Bike/Pedestrian Lane on Oralabor Road To Be Completed in 2011
- ◆ Daily Traffic Counts (2008):
 - ◆ Oralabor Road - 21,000 Vehicles

**FOR ADDITIONAL
INFORMATION CONTACT:
BEN CONDON**

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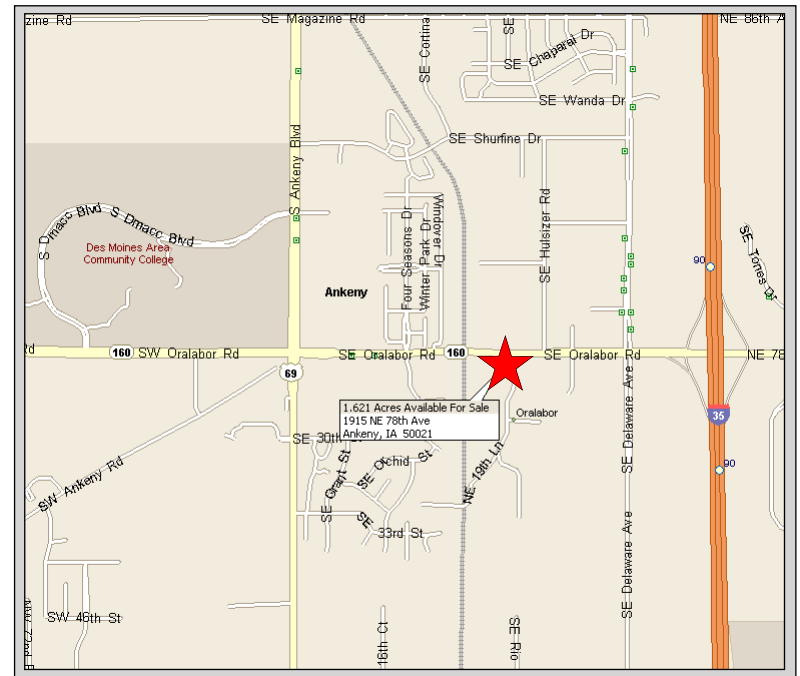
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LOCATION MAP



DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	4,101	36,522	66,058
Households	1,715	14,439	25,556
Avg. HH Income	\$70,920	\$72,599	\$75,890
Median HH Income	\$54,453	\$61,928	\$63,203
Avg. Median Age	34.58	34.49	34.58



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.