

FOR LEASE OFFICE/RETAIL SPACE

2325 SW STATE ST | ANKENY, IA



5,000 - 12,000 SF | LEASE RATE: \$15.00 PSF NNN

PROPERTY HIGHLIGHTS

- Modern space with multiple offices, conference room, training room/open work area, and large break area
- Ample front door parking
- Located in Ankeny's Prairie Trail development, within walking distance to multiple restaurants, shopping, and entertainment within the District at Prairie Trail
- Ankeny is the 10th fastest growing city in the United States (U.S. Census Bureau)
- Cotenants: Caravel Autism Center & the Gate Lutheran Church



MATT LUNDBERG, SIOR, CCIM
Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com

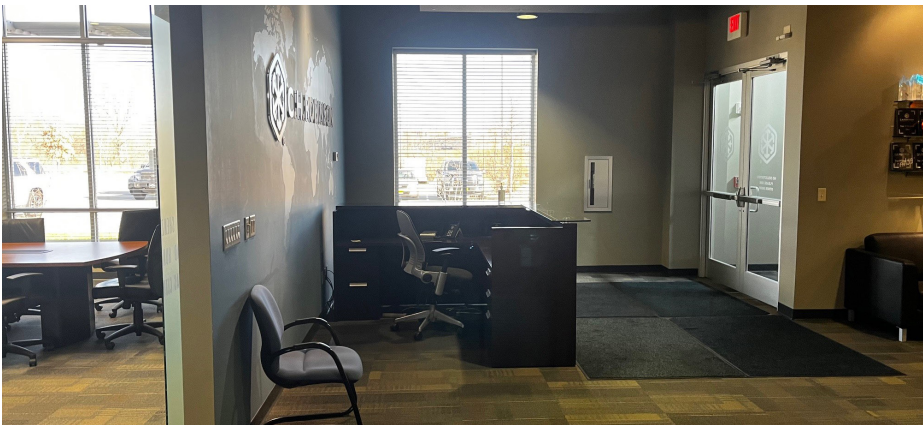
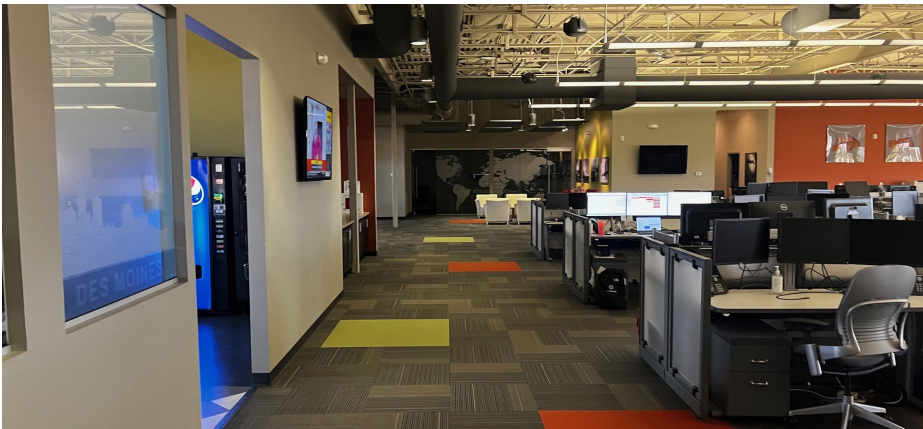
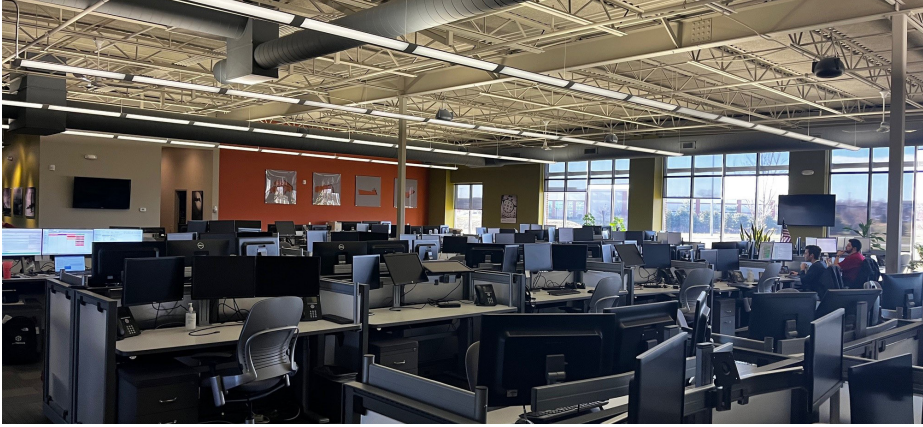
ALEC WILCOX, CCIM
Vice President
+1 515 210 9446
awilcox@iowaca.com

3737 Woodland Avenue
Suite 100
West Des Moines, Iowa 50266
Main +1 515 309 4002
iowacommercialadvisors.com

 **CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors

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INTERIOR PHOTOS



FLOOR PLAN & DEMOGRAPHICS



383,035
POPULATION

Within 10 Mile Radius



\$109,174

AVG. HOUSEHOLD INCOME

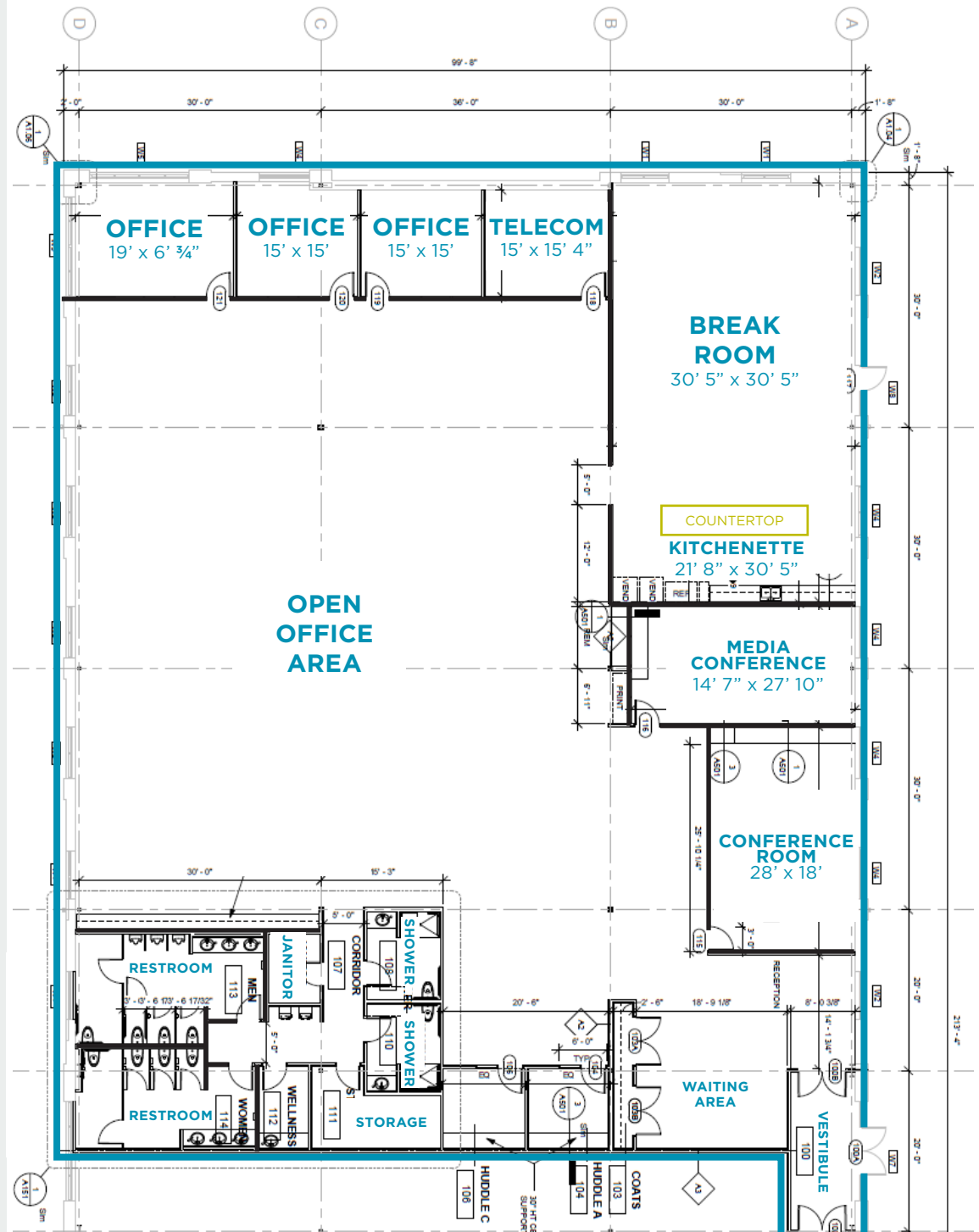
Within 10 Mile Radius



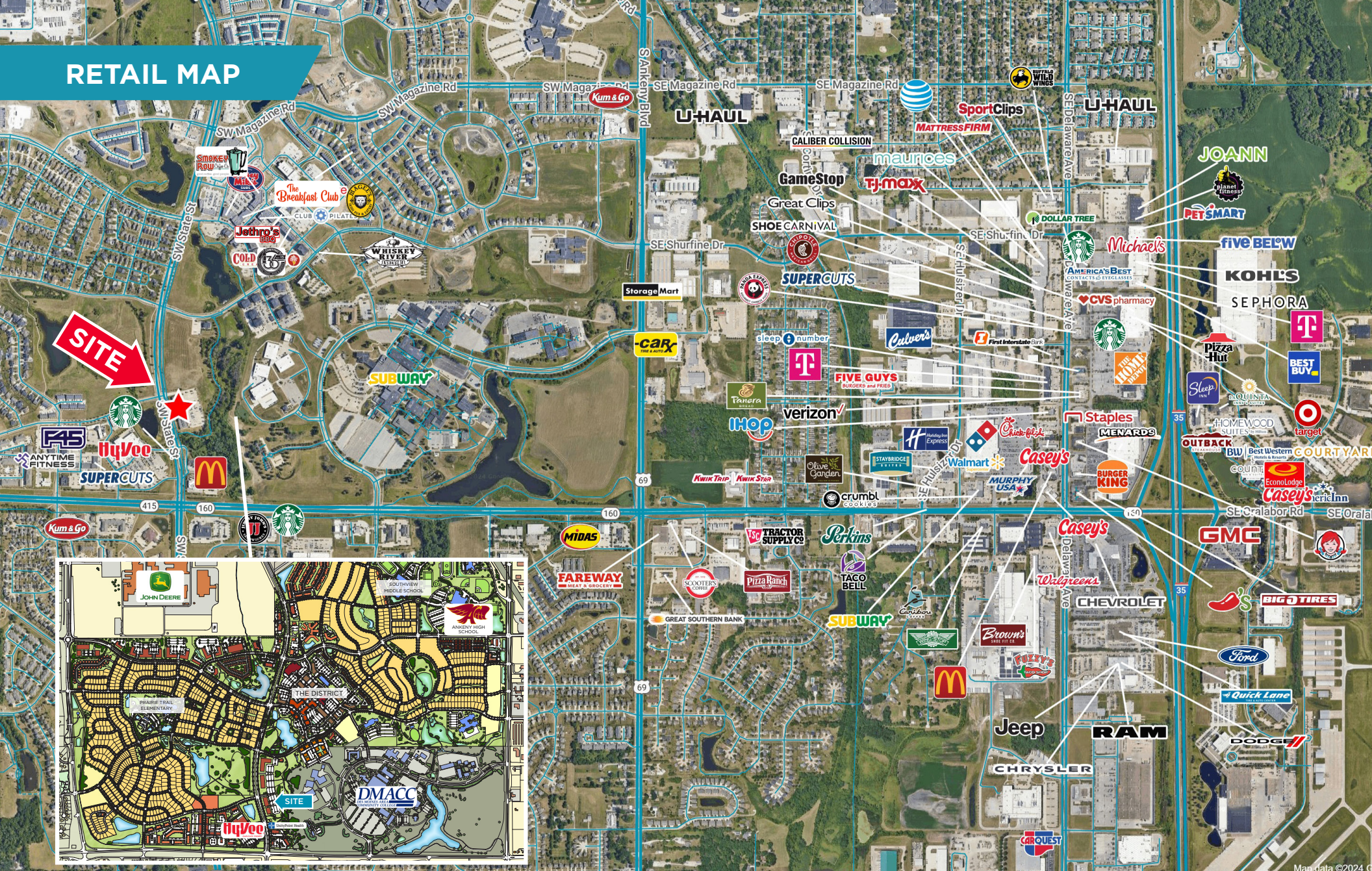
154,899
HOUSEHOLDS

Within 10 Mile Radius

	1 Mile	3 Mile	5 Mile
Population	9,313	53,850	93,951
AVG. HH Income	\$137,342	\$122,804	\$125,364
Households	3,716	13,651	36,482



RETAIL MAP



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