



# For Lease

## Office and Retail - The District at Prairie Trail

Positioned at the center of it all located off SW State Street at SW Vintage Parkway, The District is home to retail boutiques, dining and entertainment venues within Prairie Trail, a 1,031 acre planned community built on the tradition of Iowa's great neighborhoods in Ankeny, Iowa.

- Two retail suites remaining!
- Located in Ankeny, which has been named 3<sup>rd</sup> fastest growing city in the United States by U.S. Census Bureau.
- Businesses in The District include the Marriott Residence Inn, B&B Theaters, B-Roll Bowling, Fong's Pizza, Jethro's BBQ, District 36, Whiskey House, Flavery Bistro, Taco Hangover, WineStyles, Campus Cycle, blond genius, the Elements by K. Sorbe, MJ Properties, Exchange Right, Schneider, Ankeny Chamber, Spavia, Adamson Insurance, Prudential Financial, Fitness World, Fairway Mortgage, Dolce Vita Salon, Vintage Cooperatives and JEO Consulting, Lola's Kitchen, AR Workshops, Pure Barre, Mainstream Boutique and many more.

## The District I & II 1380 SW Vintage Pkwy. & 1450 SW Vintage Pkwy. Ankeny, IA

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THE DISTRICT

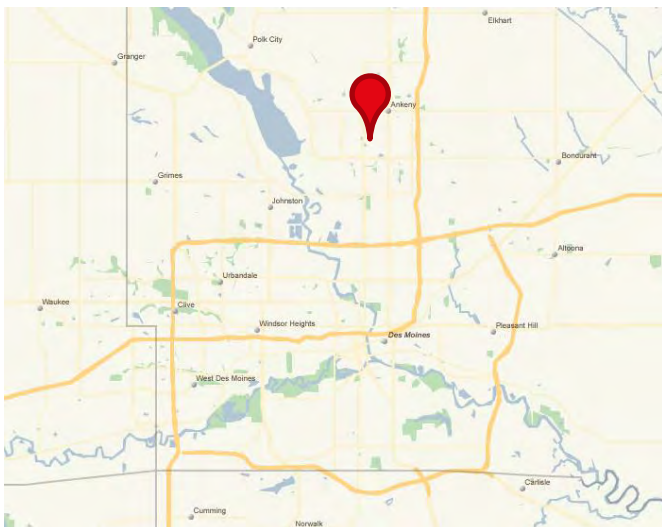
# The District – Building 1

1450 SW Vintage Parkway



## Property Information

- 1<sup>st</sup> Floor Retail: \$20.00/SF NNN
- 1,575 RSF Available
- Est. Operating Expenses: available upon request
- 2<sup>nd</sup> Floor Office: *FULLY LEASED*
- Total Building Area: 49,364 RSF



## Businesses Located in The District

### - Restaurants/Breweries:

- |                 |                     |
|-----------------|---------------------|
| Fong's Pizza    | Taco Hangover       |
| Jethro's BBQ    | Cold Stone Creamery |
| District 36     | WineStyles          |
| Whiskey House   | Lola's Fine Kitchen |
| Flavoury Bistro |                     |

### - Retail:

- |                          |                     |
|--------------------------|---------------------|
| the elements by K. Sorbe |                     |
| blond genius             | Mainstream Boutique |

### - Other businesses:

- |                      |                             |
|----------------------|-----------------------------|
| MJ Properties        | Adamson Insurance           |
| Exchange Right       | Fitness World Prairie Trail |
| Schneider            | Fairway Ind. Mortgage       |
| Ankeny Chamber       | Dolce Vita Salon Suites     |
| Spavia               | Vintage Cooperatives        |
| Pure Barre           | AR Workshops                |
| Prudential Financial | Campus Cycle                |

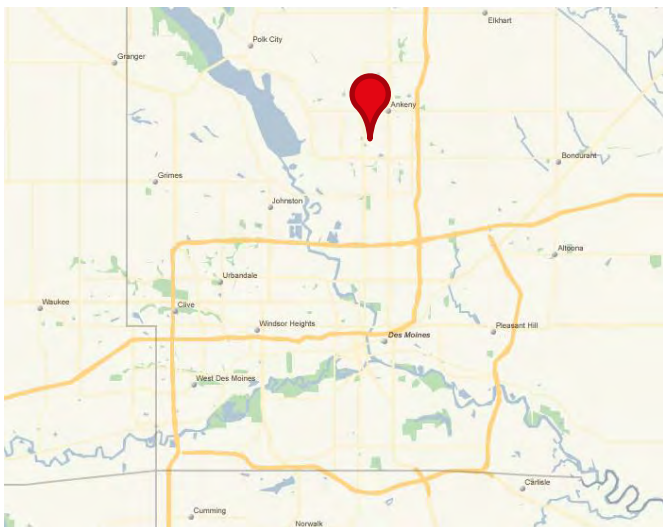
# The District – Building 2

1380 SW Vintage Parkway



## Property Information

- 1<sup>st</sup> Floor Retail: \$20.00/SF NNN
- 1,500 RSF Available
- Est. Operating Expenses: \$4.57 PSF
- 2<sup>nd</sup> Floor Office: *FULLY LEASED*
- Total Building Area: 48,092 RSF



## Businesses Located in The District

### - Restaurants/Breweries:

- |                |                     |
|----------------|---------------------|
| Fong's Pizza   | Taco Hangover       |
| Jethro's BBQ   | Cold Stone Creamery |
| District 36    | WineStyles          |
| Whiskey House  | Lola's Fine Kitchen |
| Flavory Bistro |                     |

### - Retail:

- |                          |                     |
|--------------------------|---------------------|
| the elements by K. Sorbe |                     |
| blond genius             | Mainstream Boutique |

### - Other businesses:

- |                      |                             |
|----------------------|-----------------------------|
| MJ Properties        | Adamson Insurance           |
| Exchange Right       | Fitness World Prairie Trail |
| Schneider            | Fairway Ind. Mortgage       |
| Ankeny Chamber       | Dolce Vita Salon Suites     |
| Spavia               | Vintage Cooperatives        |
| Pure Barre           | AR Workshops                |
| Prudential Financial | Campus Cycle                |



## Demographics

	5 Mile	10 Miles	15 Miles
Population	76,284	350,200	557,398
Households	28,426	137,564	217,422
Average HH Income	\$102,110	\$84,653	\$89,974

## Traffic Counts

SW State St.	22,000 VPD
S. Ankeny Blvd.	21,700 VPD
SE Oralabor Rd.	20,000 VPD

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

