



For Lease

Office and Retail – Plaza Shoppes at Prairie Trail

Plaza Shoppes 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.

- Suites available from 1,718 SF to 3,454 SF
- Located in Ankeny, which has been named 3rd fastest growing city in the United States by U.S. Census Bureau.
- Prairie Trail is one of the largest new urbanism communities in the Midwest and the first in Iowa. It is a premier walkable community designed with urban sophistication and small town charm. Shops, restaurants, bars, offices and many amenities are within walking distance of six residential neighborhoods. More than 20 percent of the development (200+ acres) is devoted to public use as parks and open green spaces integrated into the neighborhoods.
- Other businesses in Plaza Shoppes include Main Street Café, Duck Worth Wearing (children's consignment store), 20|Twenty, The Whiskey House.

2510 SW White Birch Dr., Ankeny, IA

Marcus R. Pitts, CCIM, SIOR

Managing Director
Jones Lang LaSalle Brokerage, Inc.
+1 515 556 4727
marcus.pitts@am.jll.com

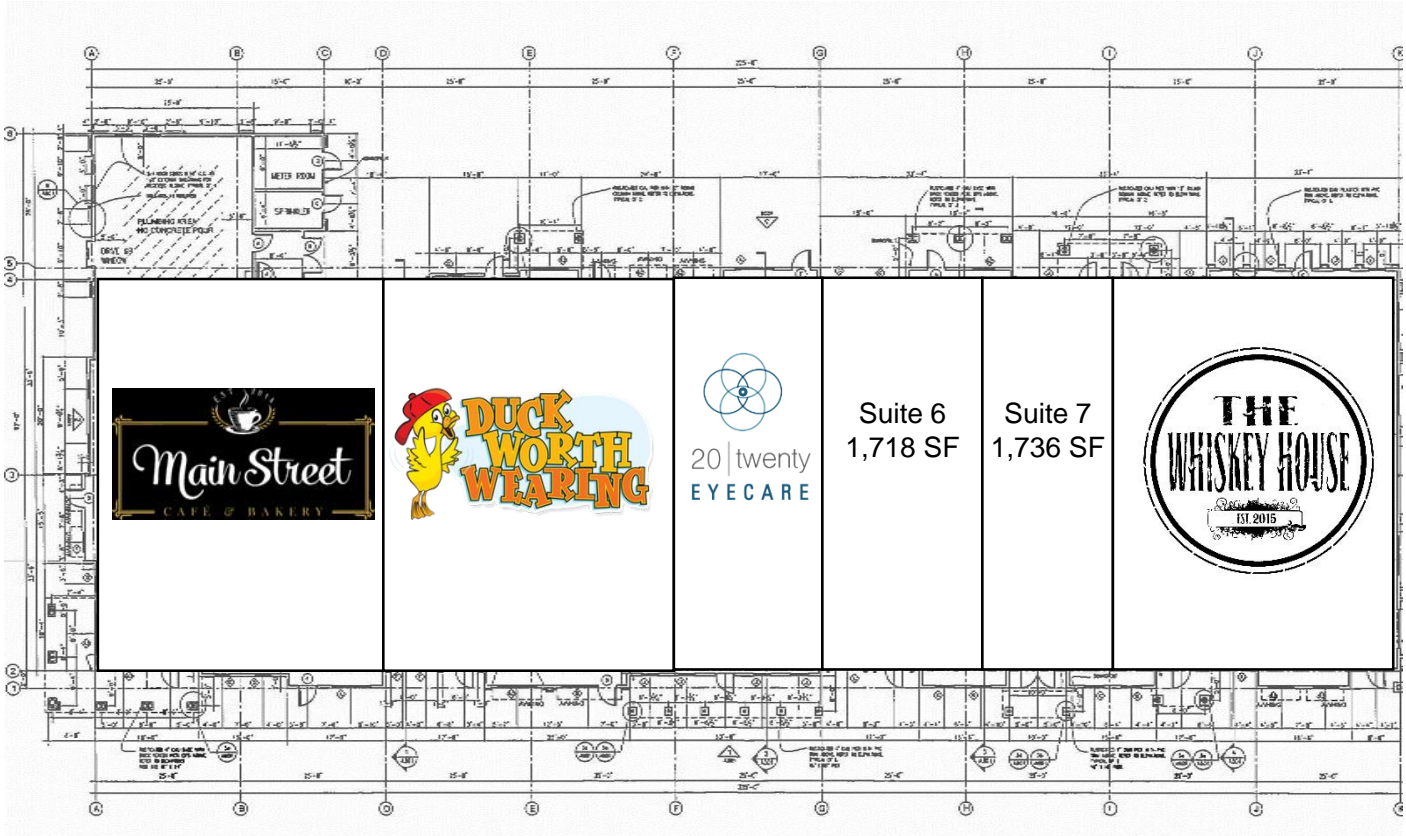
Meredith Young

Associate
Jones Lang LaSalle Brokerage, Inc.
+1 515 419 2963
meredith.young@am.jll.com

jll.com/des-moines



FLOOR PLAN & AVAILABILITY



Property Information

- Availability: 1,718 SF - 3,454 SF
- Lease Rate: \$18.00/SF - \$20.00/SF NNN
- Estimated Operating Expenses: \$5.26/SF
- Total Building Area: 14,365 SF

Location Overview



2016 Demographics

	1 Mile	3 Miles	5 Miles
Population	7,459	43,988	79,382
Households	2,627	16,922	30,069
Average HH Income	\$89,665	\$89,273	\$93,630

Traffic Counts

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