



# For Lease

## Office and Retail – Plaza Shoppes at Prairie Trail

Plaza Shoppes III 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 1,455 SF to 6,222 SF
- Located in Ankeny, which has been named 10<sup>th</sup> 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, Hy-Vee, GreenState Credit Union, Anytime Fitness, Kris' Hot Yoga, Kum & Go, Anani Salon & Spa and more.

## Plaza Shoppes III 2410 SW White Birch Dr., Ankeny, IA

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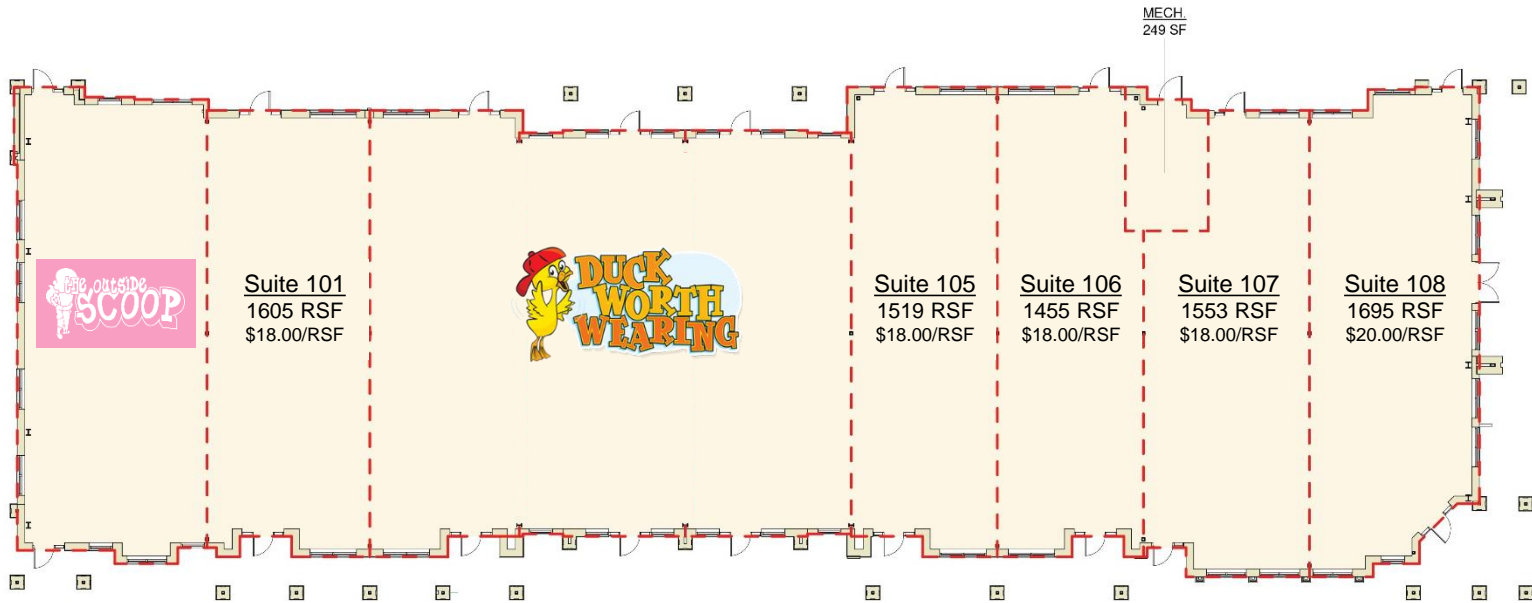
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## FLOOR PLAN & AVAILABILITY



### 1 MAIN FLOOR PLAN - LEASE AREA

1/16" = 1'-0"

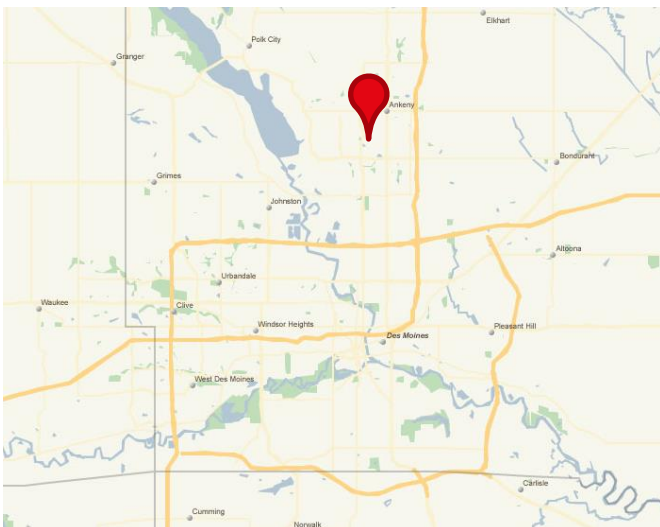
## Property Information

- Availability: 1,455 SF to 6,222 SF
- Lease Rate: \$18.00/SF - \$20.00/SF NNN
- TI Allowance: \$20.00/SF
- Estimated Operating Expenses: \$3.17/SF
- Total Building Area: 14,245 SF

## Demographics

	1 Mile	3 Miles	5 Miles
Population	7,859	46,404	85,051
Households	2,792	17,820	31,197
Average HH Income	\$90,733	\$93,132	\$99,508

## Location Overview



## Traffic Counts

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