



# For Lease

## 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.

- Suites Available from 1,329 SF – 5,755 SF
- Located next to Smokey Row Coffee
- Located in Ankeny, which has been named 10<sup>th</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, WineStyles, Campus Cycle, blond genius, the Elements by K. Sorbe, MJ Properties, Exchange Right, Schneider, Ankeny Chamber, Spavia, Adamson Insurance, Prudential Financial, Fairway Mortgage, Dolce Vita Salon, Vintage Cooperatives and JEO Consulting, Lola's Kitchen, AR Workshops, Pure Barre, Mainstream Boutique and many more.

## Market Street Building 1510 SW Vintage Pkwy Ankeny, IA

---

**Marcus R. Pitts, CCIM, SIOR**  
Managing Director  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 556 4727  
[marcus.pitts@am.jll.com](mailto:marcus.pitts@am.jll.com)

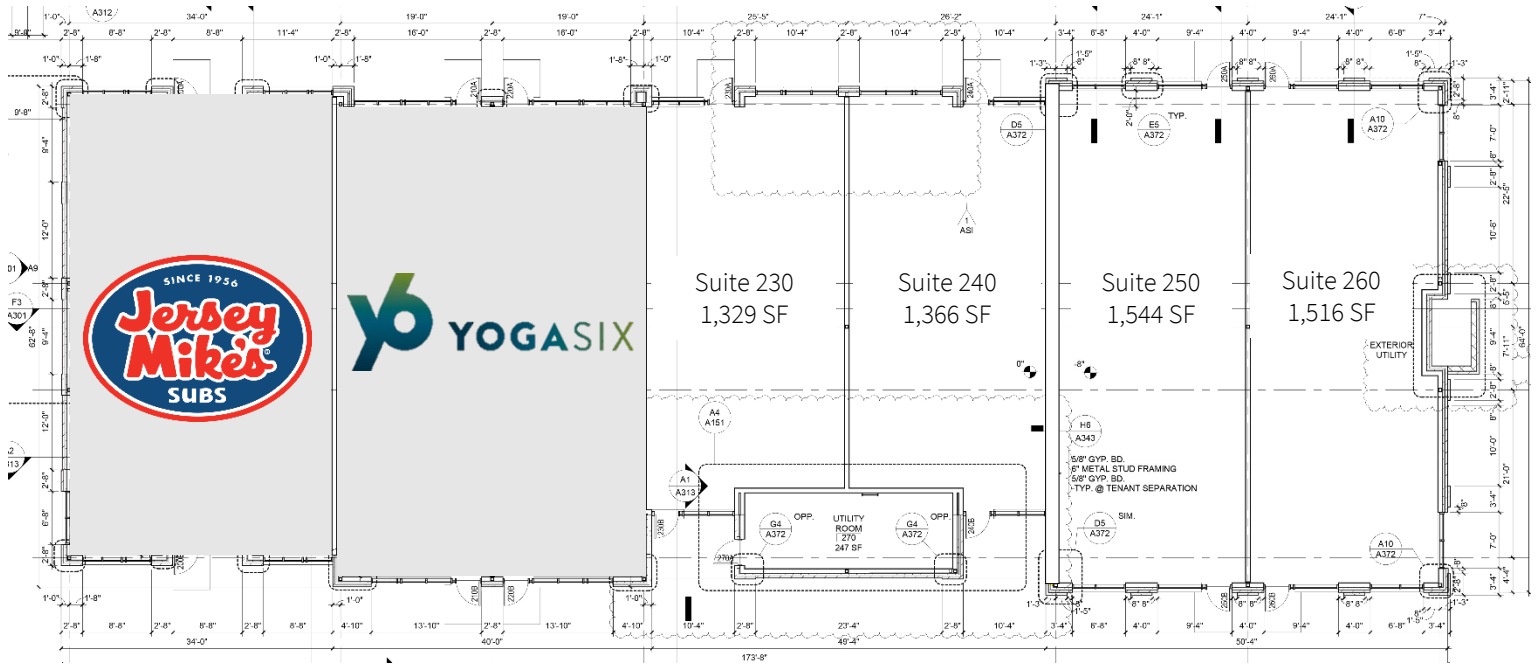
**Meredith Young**  
Associate  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 419 2963  
[meredith.young@am.jll.com](mailto:meredith.young@am.jll.com)

---



THE DISTRICT

# FLOOR PLAN & AVAILABILITY



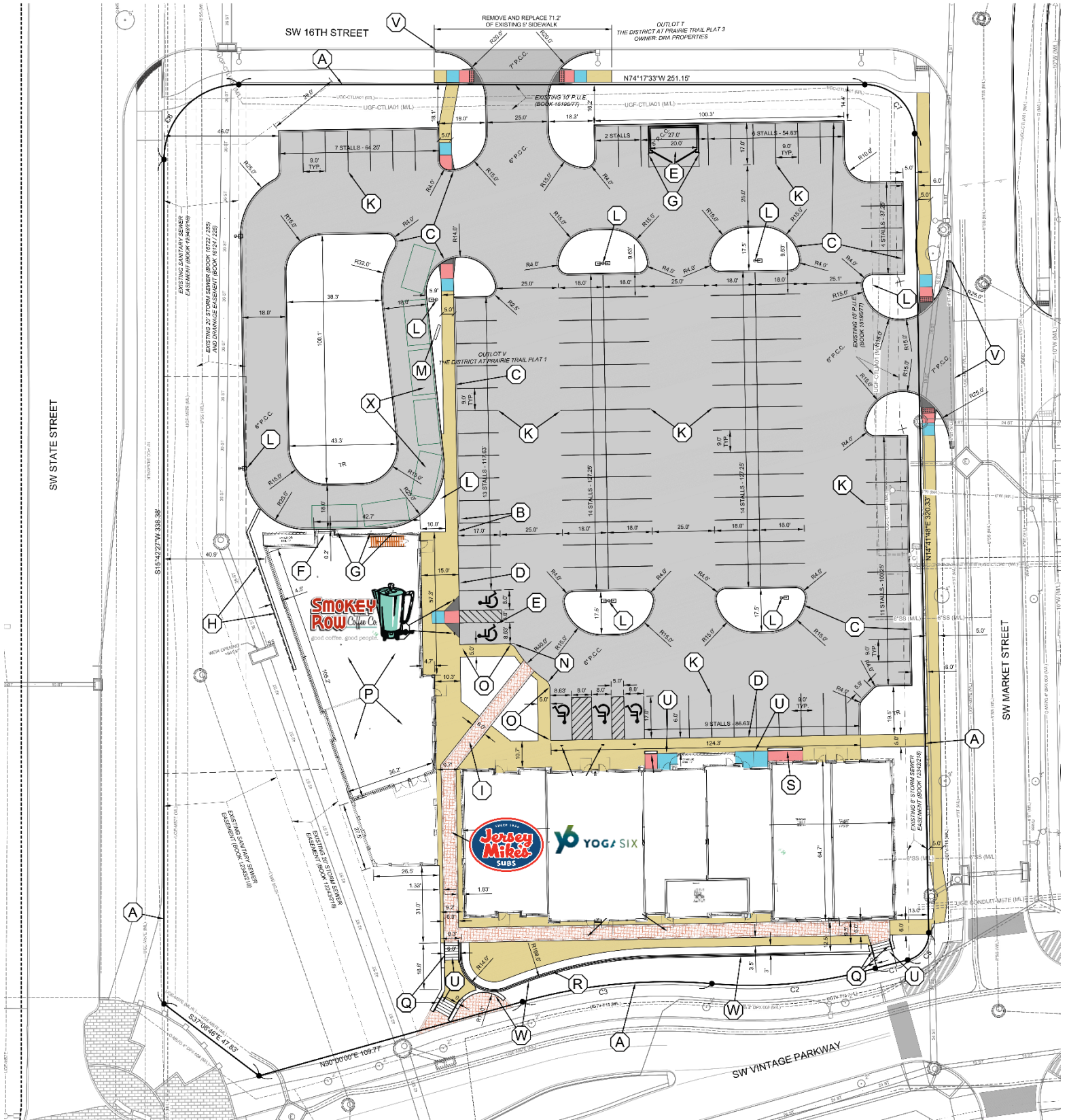
## PROPERTY INFORMATION

- Min: 1,329 RSF / Max: 5,755 RSF
- Lease Rate: \$26.00 - \$28.00 PSF
- TI Allowance: \$20.00/RSF
- Estimated Operating Expenses: \$3.00 PSF
- Total Building Area: 10,099 RSF

Suite	Availability*	Lease Rate/SF/NNN
200	LEASED	LEASED
210	LEASED	LEASED
220	LEASED	LEASED
230	1,329	\$26.00 PSF
240	1,366	\$26.00 PSF
250	1,544	\$26.00 PSF
260	1,516	\$28.00 PSF
<b>Total</b>	<b>5,755 RSF</b>	



# SITE PLAN & PARKING





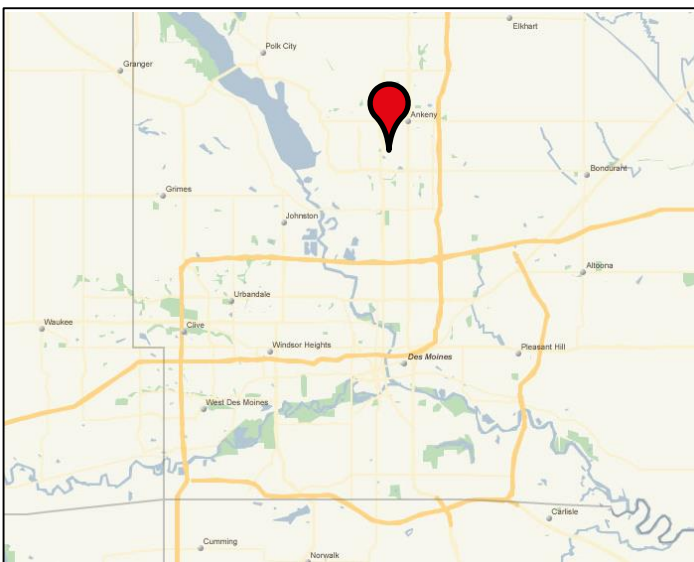
## Demographics

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

## LOCATION OVERVIEW



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.

