



# For Sale

## 5,000 SF available for sale in Northpointe Professional Park

- Sale Price: \$515,000
- Northpointe Professional Park is located on the north side of Ankeny, IA.
- Suites 213 and 215 have been expertly designed and include a total of 2,500 SF of finished basement space. The basement also includes a shower and sauna.
- The building offers ample surface parking.
- Nearby amenities include Fareway, Kum & Go, Dunkin Donuts, Hy-Vee, Panera, Aspen Athletic and Casey's.

**2575 North Ankeny Blvd,  
Ankeny, IA**

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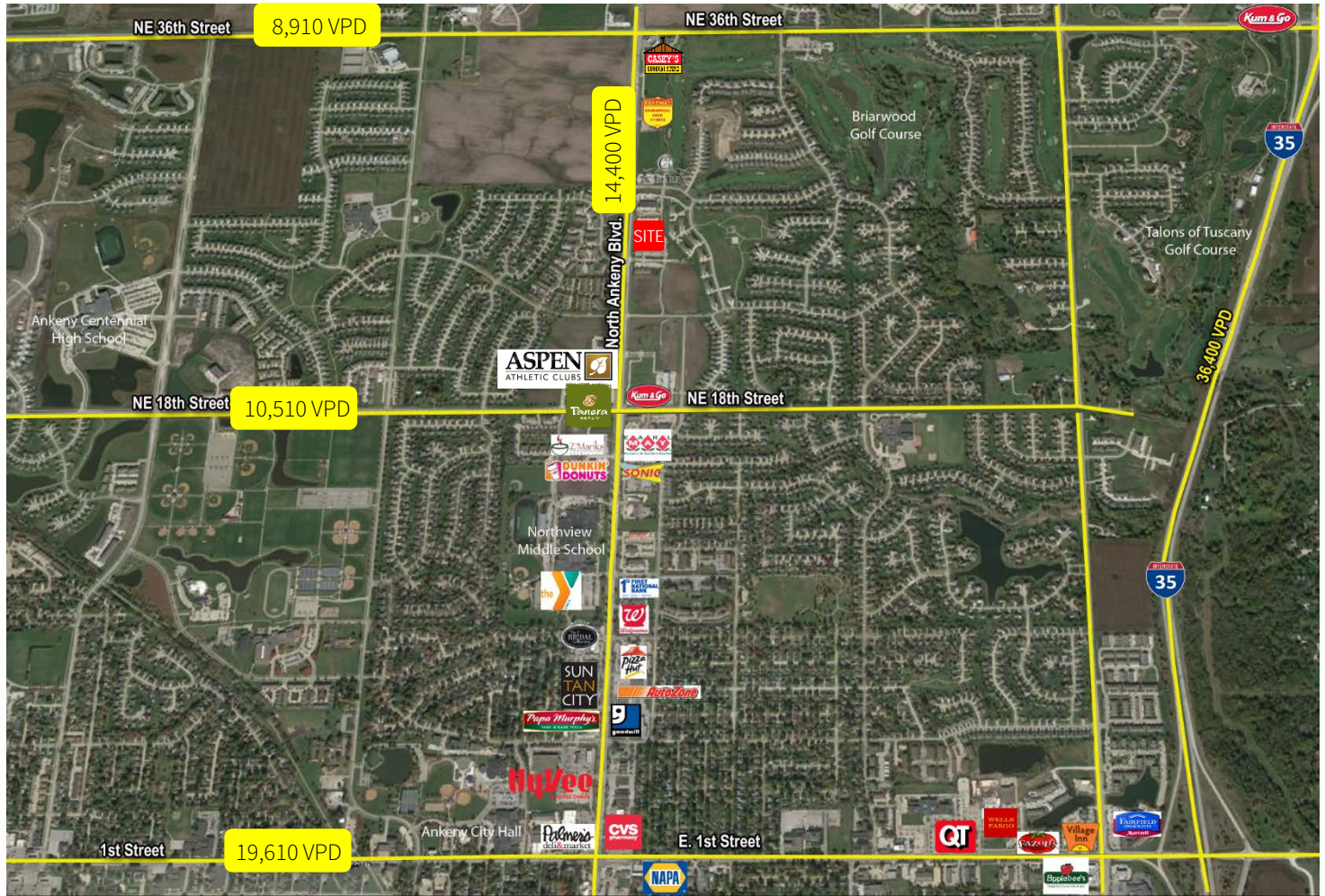
## Floor Plan

Suites 213 and 215



## Interior Photos



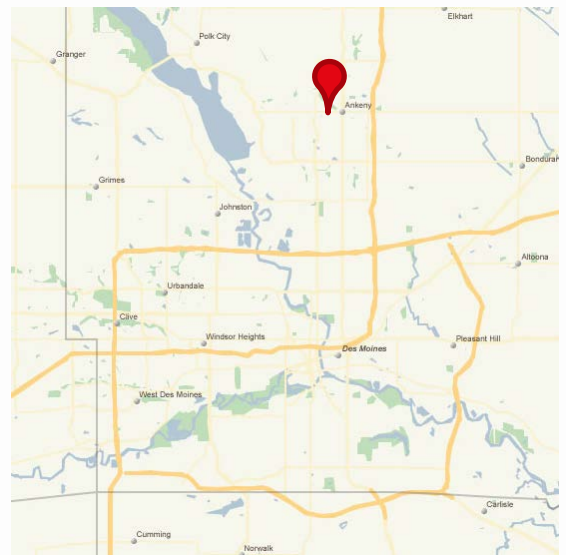


## 2016 Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	9,714	39,619	61,075
Households	3,459	15,339	22,993
Average HH Income	\$112,198	\$93,737	\$95,851
Median Age	33.1	33.9	33.8

## Traffic Counts

North Ankeny Blvd (2014)	14,400 VPD
NE 18th Street (2015)	10,510 VPD
NE 36th Street (2015)	8,910 VPD
SE 1 <sup>ST</sup> Street (2015)	19,601 VPD



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