



For Lease

Shoppes at Residence Inn

The Residence Inn at Prairie Trail features street-level retail space framing one side of the town square – a nearly 1-acre square with seating, green space, kiosks and a fountain or public art.

- Suites available from 1,345 SF to 4,436 SF
- Street-level retail in a 90-room Residence Inn by Marriott
- Positioned in The District at Prairie Trail which 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.
- Ankeny has been named 10th fastest growing city in the United States by U.S. Census Bureau.

**1515 SW Main St
Ankeny, IA**

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PRAIRIE
TRAIL

THE DISTRICT

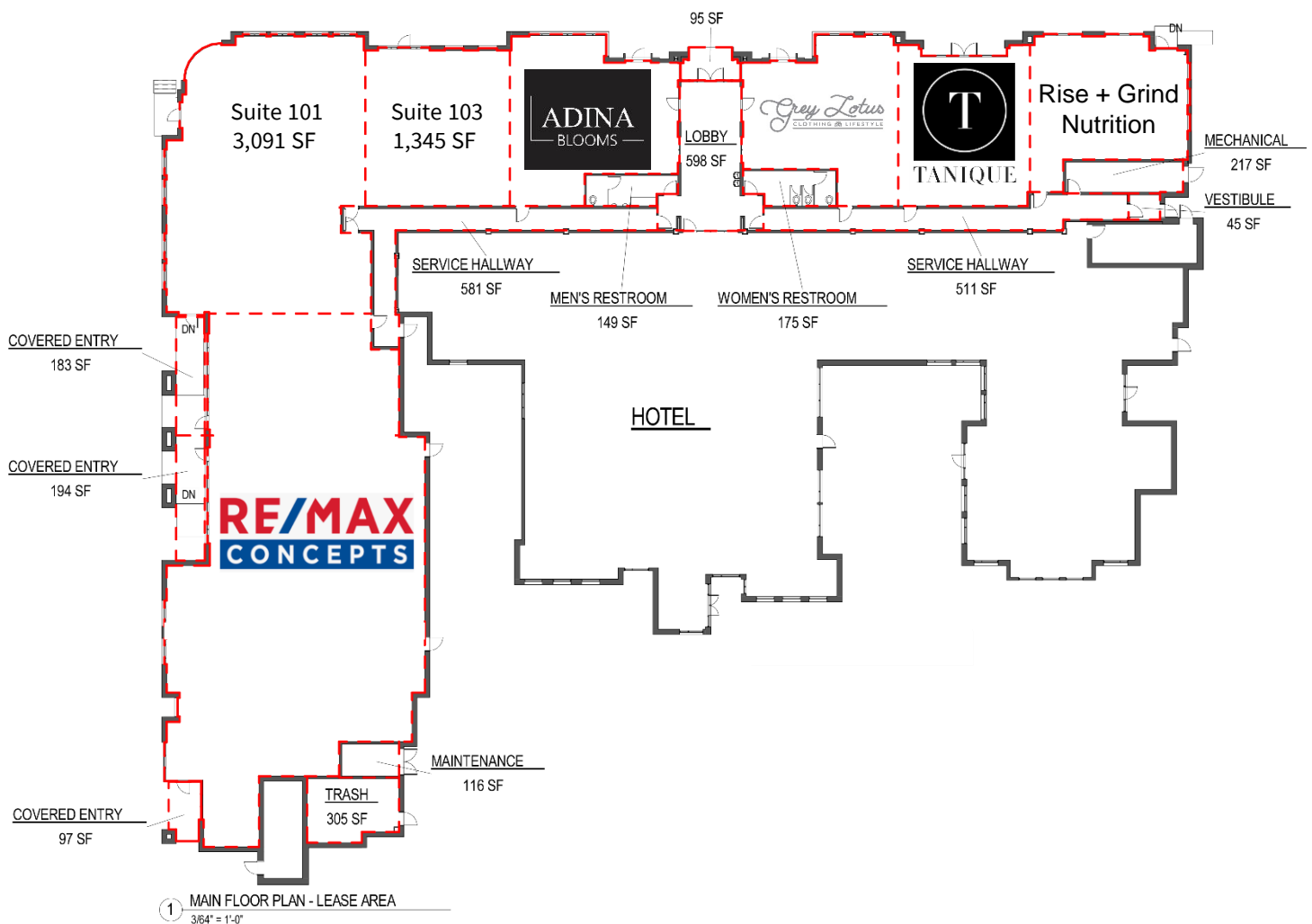


Property Information

- Suites available from 1,345 SF to 4,436 SF
- Lease Rate: \$20.00 - \$22.00/SF NNN
- Estimated OPEX: Available upon request
- Total Building Area: 15,571 SF

Availability

- Suite 101: 3,091 SF - \$22.00/SF NNN
- Suite 103: 1,345 SF - \$20.00/SF NNN





Businesses Located in The District

– Restaurants/Breweries:

Fong's Pizza

Whiskey House

Flavory Bistro

District 36

Jethro's BBQ

Lola's Kitchen

WineStyles

Rise + Grind Nutrition

Operating Room

Magee's Irish Pub

– Retail/Commercial:

blond genius

Mainstream Boutique

the elements by K. Sorbe

Spavia

MJ Properties

Adamson Insurance

Exchange Right

RE/MAX Concepts

Schneider

Fairway Ind. Mortgage

Ankeny Chamber

Dolce Vita Salon Suites

AR Workshops

Vintage Cooperatives

Campus Cycle

B&B Theaters

B-Roll Bowling

Pure Barre

Prudential Financial

JEO Consulting

New York Life

Cold Stone Creamery

Tanique

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

