



For Lease

Single Tenant Office/Retail Building Available

- 1,456 RSF office/retail space
- \$15.00/SF NNN
- \$4.85/SF estimated annual OPEX
- Turn-key space, move-in ready
- Near the High Trestle Trail
- Close proximity to Prairie Trail

About Uptown Ankeny

The Uptown Ankeny business district is a thriving retail and commercial area that promotes entertainment, events, and tourism. Located in the heart of Ankeny on SW 3rd, from Ankeny Blvd. all the way through SW Maple, are many locally owned businesses that have been established over the years and have helped mold Ankeny's economy to what it is today

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Ankeny, IA**

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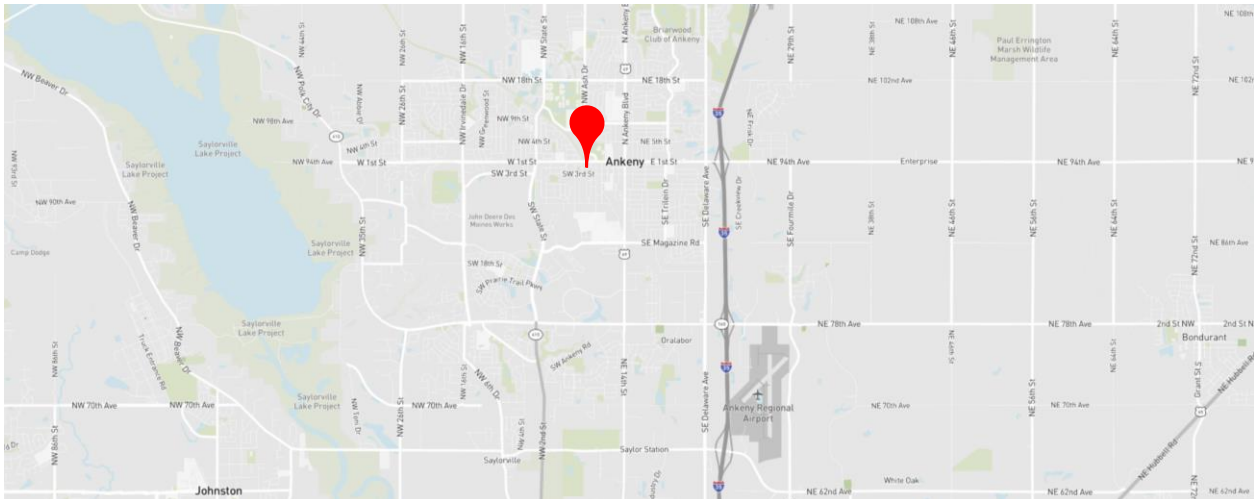
Nearby amenities



Demographics

	1 Mile	3 Miles	5 Miles
Population	10,531	55,439	67,846
Households	4,180	21,062	25,240
Average HH Income	\$78,226	\$92,538	\$94,176

Location



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