



# 2829 S Ankeny Boulevard Ankeny, IA 50023

Single tenant investment property

Confidential offering memorandum





# INVESTMENT HIGHLIGHTS

- 100% occupancy rate with 10-year lease in place with two, five-year renewal options at market rent
- Located in a highly-desirable area of Ankeny with close proximity schools, outdoor recreation, entertainment venues and parks
- Ankeny has consistently been recognized as one of the fastest growing cities in the Midwest by the US Census Bureau and is currently 10<sup>th</sup> in the nation

## Property Summary

<b>ADDRESS</b>	2829 S Ankeny Boulevard, Ankeny, IA 50023
<b>PRODUCT TYPE</b>	Retail
<b>BUILDING SIZE</b>	28,705 SF
<b>SITE SIZE</b>	3.327 acres
<b>YEAR BUILT/RENOVATED</b>	1999/2019
<b>OCCUPANCY</b>	100.0%
<b>TENANT</b>	Urban Air
<b>SALE PRICE</b>	\$4,900,000
<b>ANNUAL NOI</b>	\$377,011

# LOCATION SUMMARY

## Ankeny, Iowa

- Situated in the heart of the Midwest just north of Des Moines at the intersection of Interstate 80 and 35
- Named one of the fastest growing cities in the Midwest by the US Census bureau for the past four years
- Grows on average by seven residents per day
- Current population of 68,000 but estimated to hit 130,000 residents by 2040
- Named "Playful City" for 11 consecutive years

# SCHOOL SUMMARY

## Ankeny, Iowa

- 2018 Enrollment: 11,977 students (increase of 428 students from 2017)
- Average growth of 365 students annually for the past 10 years
- 6<sup>th</sup> largest school district in the State of Iowa



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## Contact information

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