

FOR LEASE

502 N ANKENY BLVD

502 N ANKENY BLVD ANKENY, IA 50023



PROPERTY DESCRIPTION

*** DO NOT DISTURB TENANT*** Papa Murphy's available for sublease through 12/31/29

PROPERTY HIGHLIGHTS

- Lit intersection with over 22,000 VPD on North Ankeny BLVD
- Suite is connected to grease interceptor
- Centralized within Ankeny, capturing almost all residents with a 10 minute drive time
- Adjacent to a high performing Hy-Vee (top 10% according to Placer.ai data)

OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Available SF:	1,400 SF
Building Size:	27,772 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,903	22,663	29,417
Total Population	12,472	56,882	75,148
Average HH Income	\$111,858	\$117,866	\$122,922

Ferguson

fergusoncres.com

MITCH PHILLIPS

515.309.0922

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MICHAEL SHINDLER

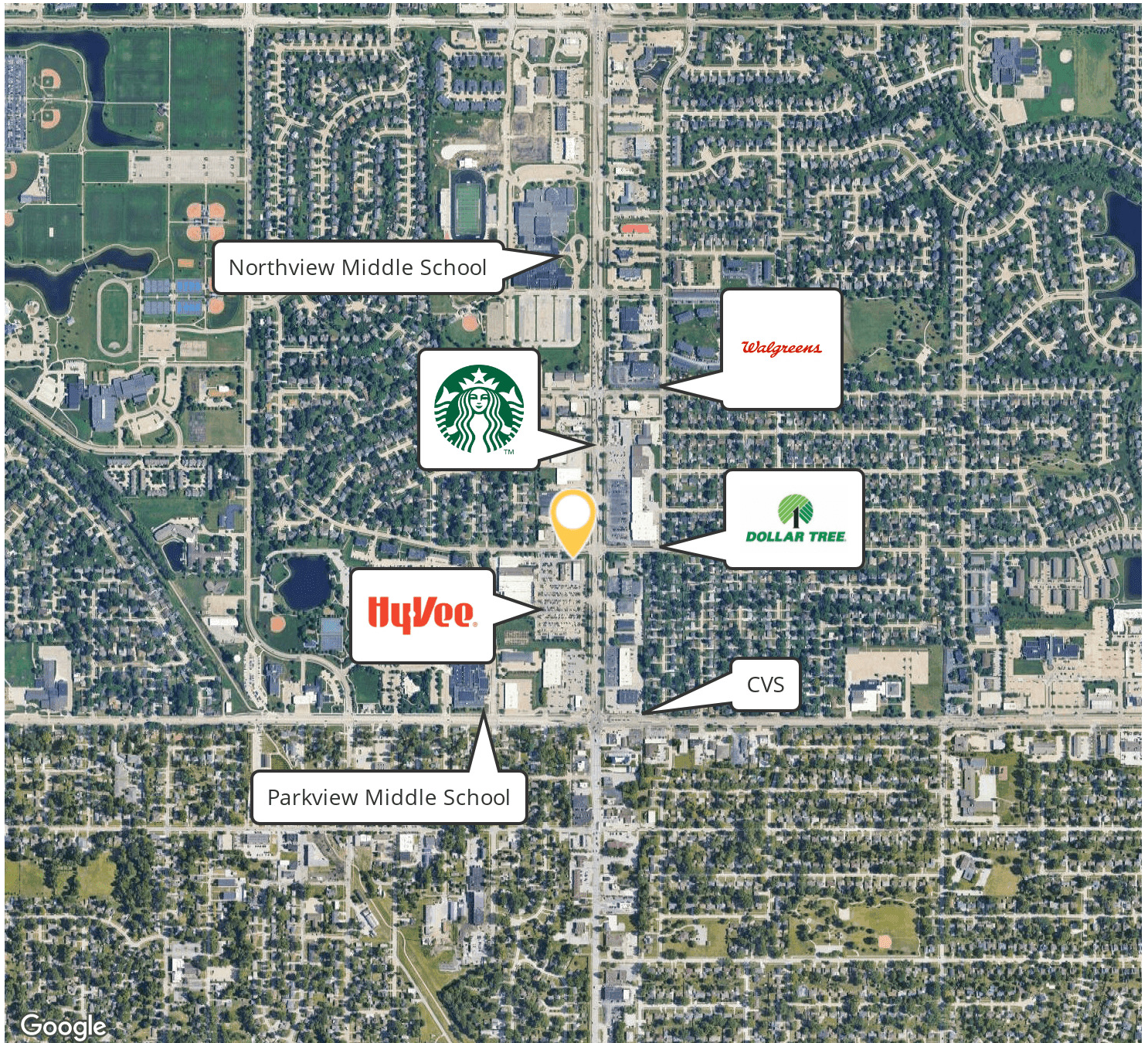
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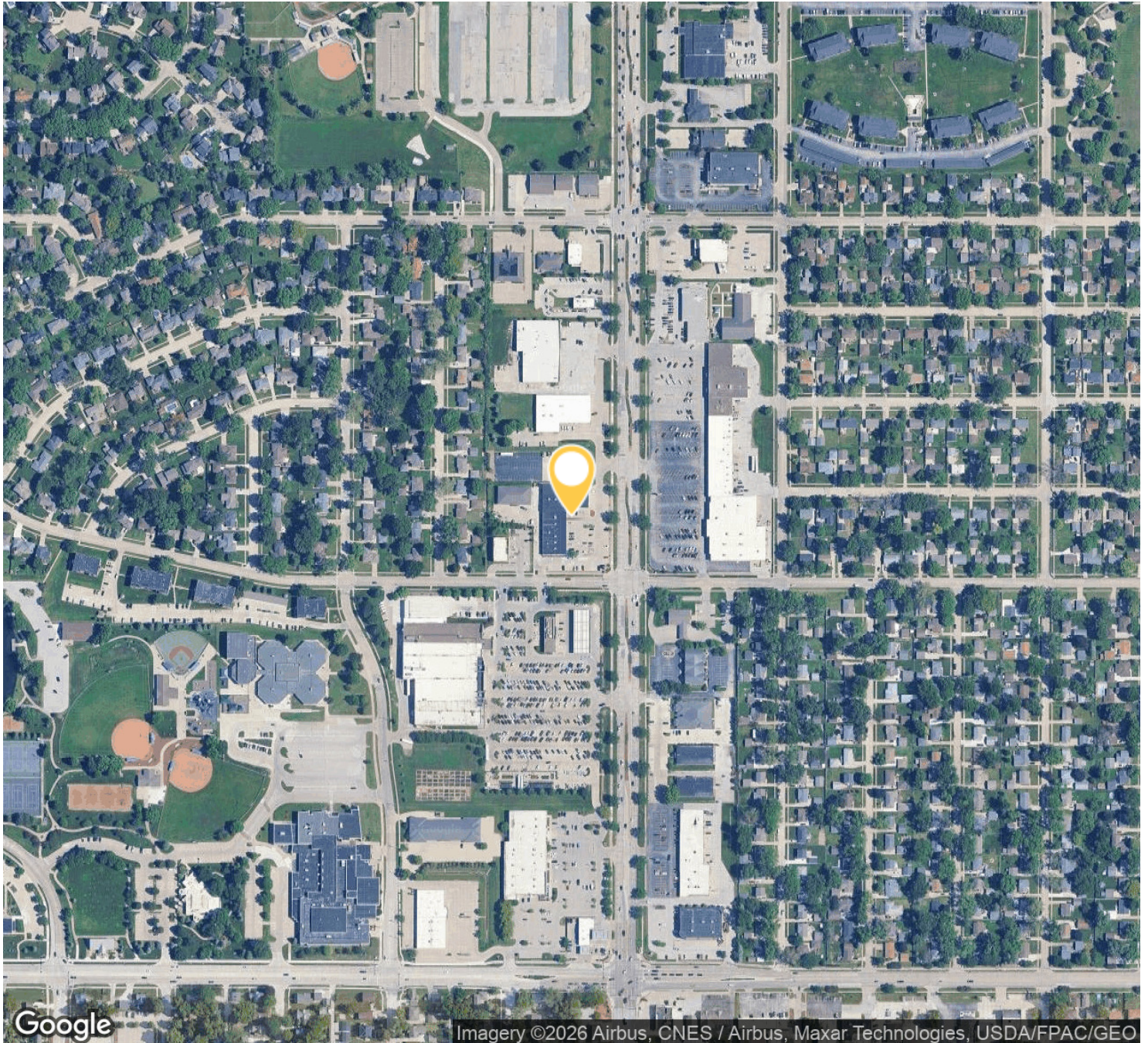
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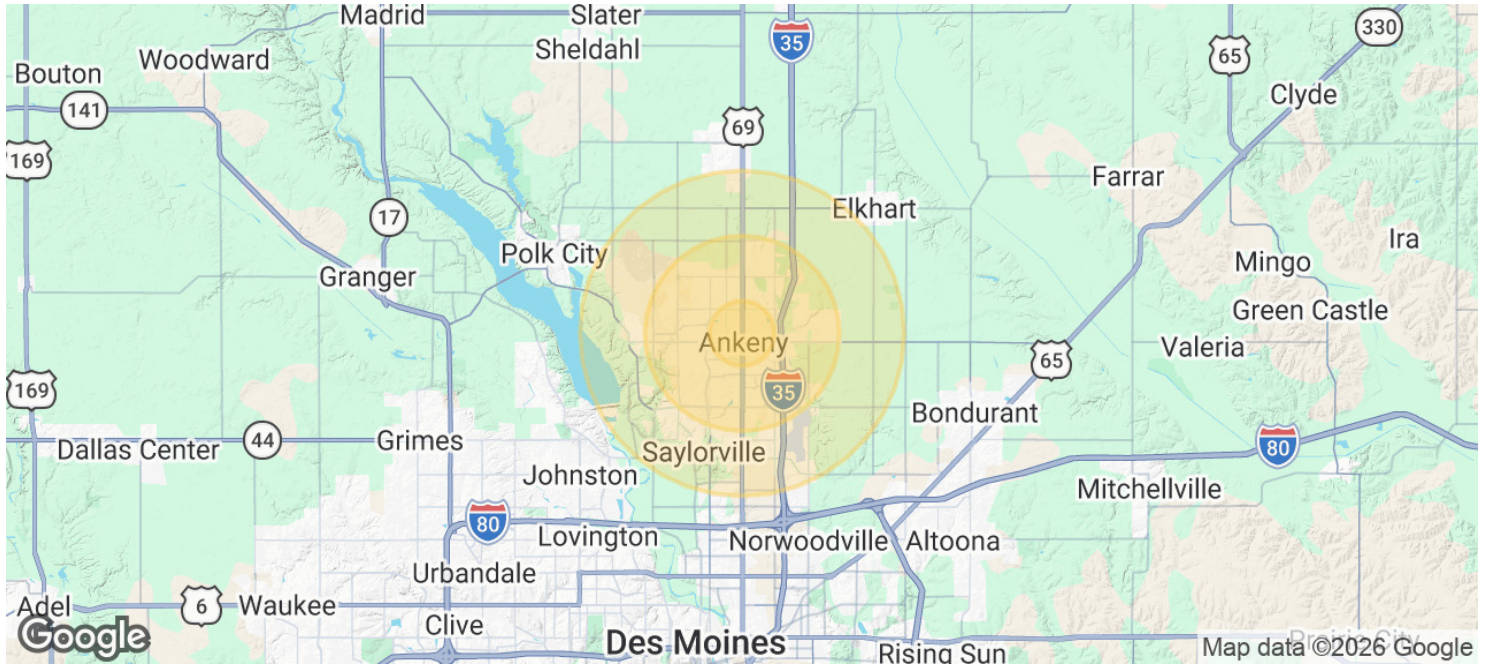
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POPULATION

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	12,472	56,882	75,148
Average Age	34.4	33.6	34.3
Average Age (Male)	34.3	32.7	33.5
Average Age (Female)	35.6	34.8	35.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	4,903	22,663	29,417
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$111,858	\$117,866	\$122,922

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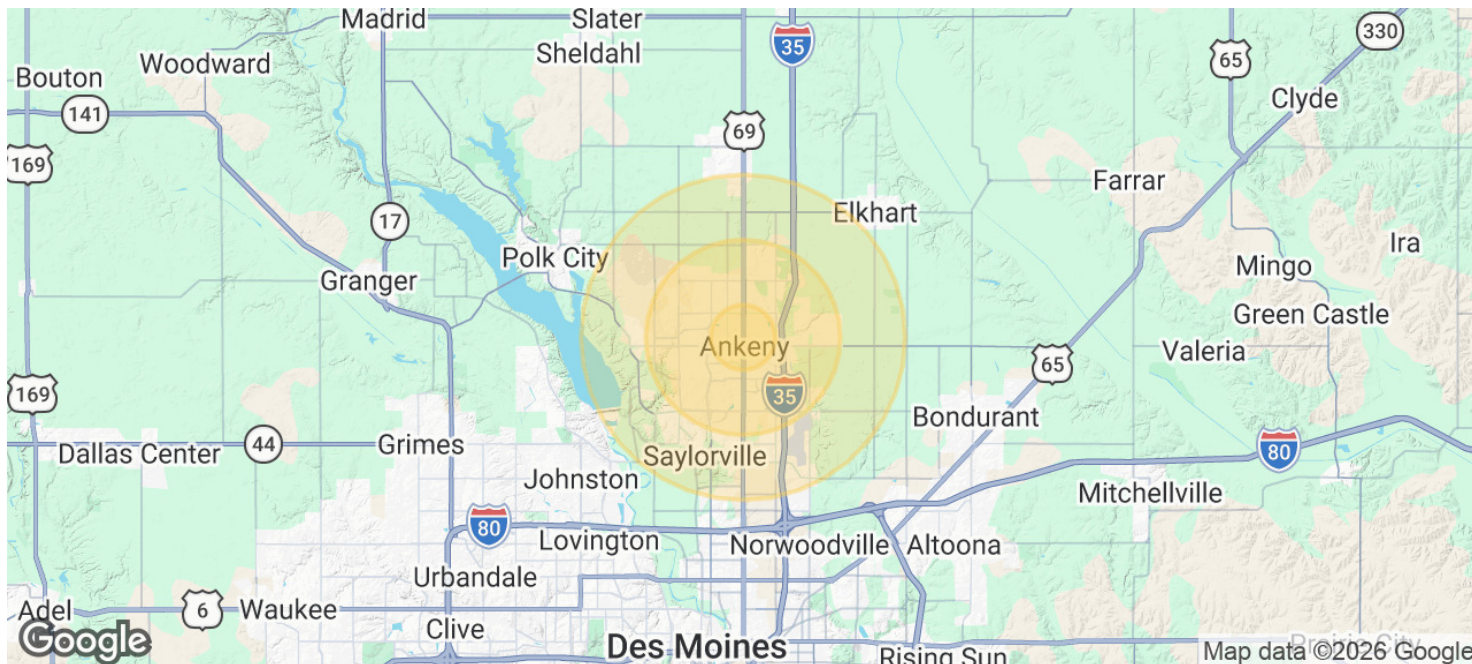
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Average House Value

\$260,903

\$314,216

\$328,023

2023 American Community Survey (ACS)

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