



# Vintage Business Park

SW State Street and SW Vintage Parkway | Ankeny, IA



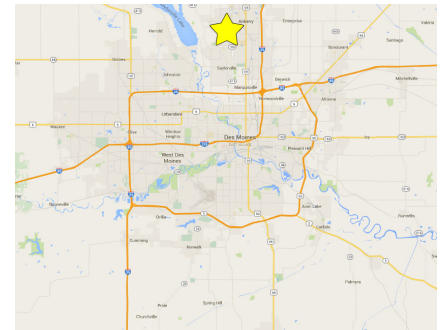
## Commercial Land Available for Sale

### Property Information

- Sale Price: \$13.75 - \$5.50 PSF
- Lot Size: 1 - 41.54 acres
- Lot 3: 1.47 acres
- Zoned: Commercial
- Located in the heart of Ankeny's Prairie Trail development
- Adjacent to John Deere Des Moines Works, Iowa Soybean Association, Future Farmers of America, The District and DMACC

### Traffic Counts

- SW State Street 19,737 VPD
- S. Ankeny Blvd 25,480 VPD
- S. Magazine Rd 4,830 VPD

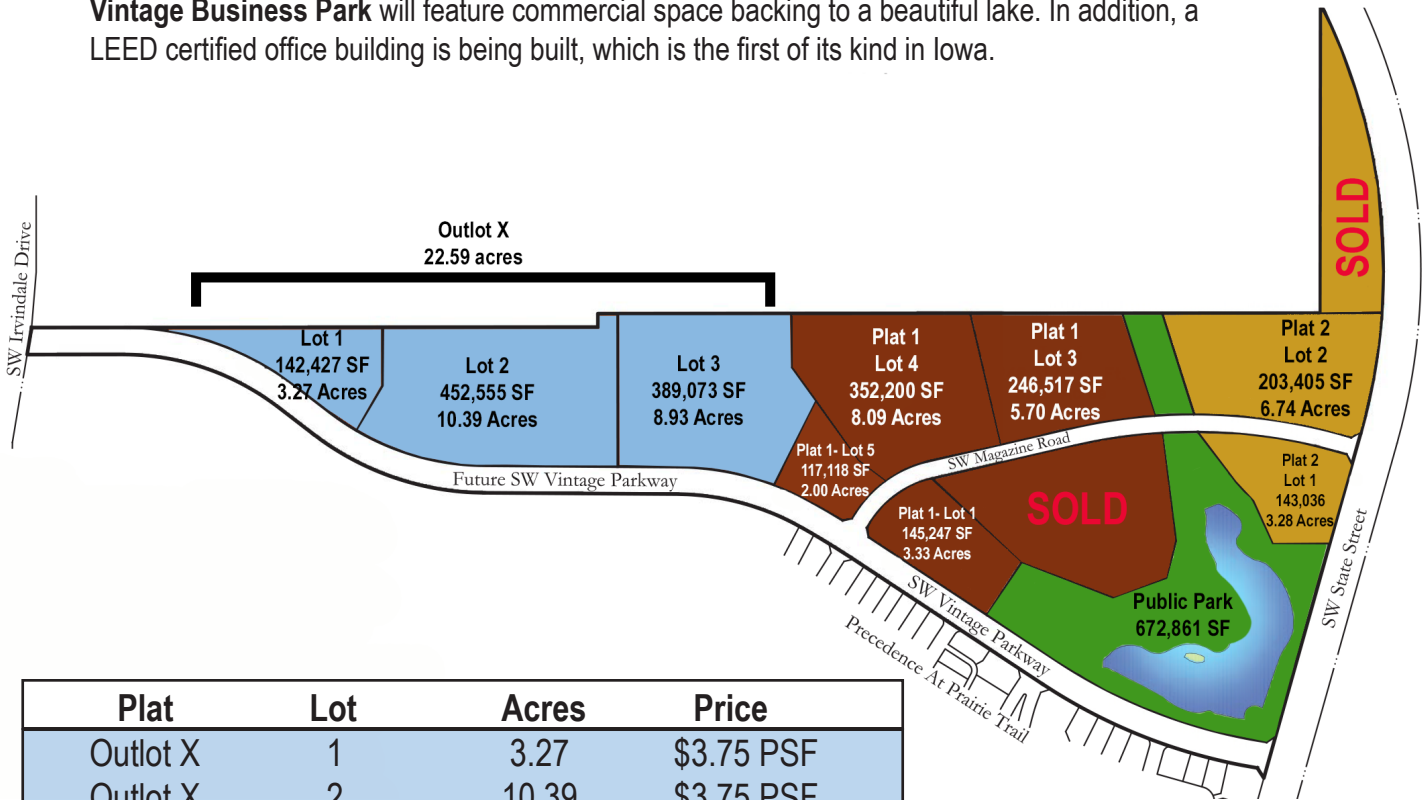


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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. JLL is a licensed broker in the State of Iowa.

Vintage Business Park will feature commercial space backing to a beautiful lake. In addition, a LEED certified office building is being built, which is the first of its kind in Iowa.



Plat	Lot	Acres	Price
Outlot X	1	3.27	\$3.75 PSF
Outlot X	2	10.39	\$3.75 PSF
Outlot X	3	8.93	\$3.75 PSF
Plat 1	1	3.33	\$4.75 PSF
Plat 1	2	<b>SOLD</b>	\$4.75 PSF
Plat 1	3	5.70	\$4.75 PSF
Plat 1	4	8.09	\$4.75 PSF
Plat 1	5	2.00	\$4.75 PSF
Plat 2	1	3.28	\$5.50 PSF
Plat 2	2	6.74	\$5.50 PSF
Plat 2	3	<b>SOLD</b>	\$5.50 PSF

**2015 Demographics**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	2,786	49,466	68,602
Households	1,085	18,976	25,775
Avg. HH Income	\$69,502	\$87,478	\$93,216
Median Age	30.4	33.9	34.3



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