



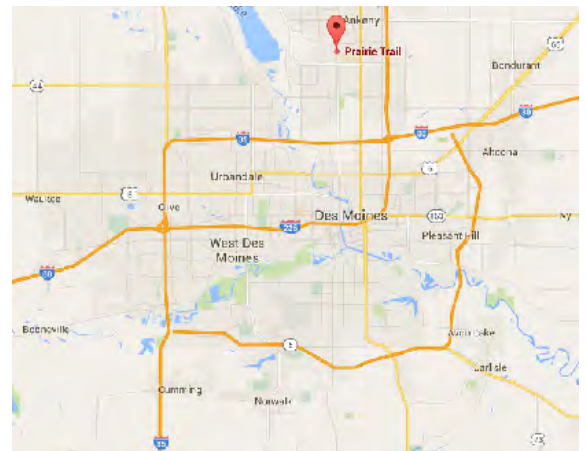
# Plaza Shoppes at Prairie Trail

2510 SW White Birch Drive | Ankeny, IA



**Office/Retail Available for Lease**

Prairie Trail is a 1,031 acre planned community built on the tradition of Iowa's great neighborhoods. It's a tapestry of diverse and distinctive homes, tree-lined streets, neighborhood stores, nearby offices, schools, parks, and greenbelts. It's a walk-able development with less traffic, more sidewalks and trails that connect the entire development to the city of Ankeny, Iowa. It's a place where everything is designed to connect the people to the land, to each other, and to surrounding communities in a very traditional manner.



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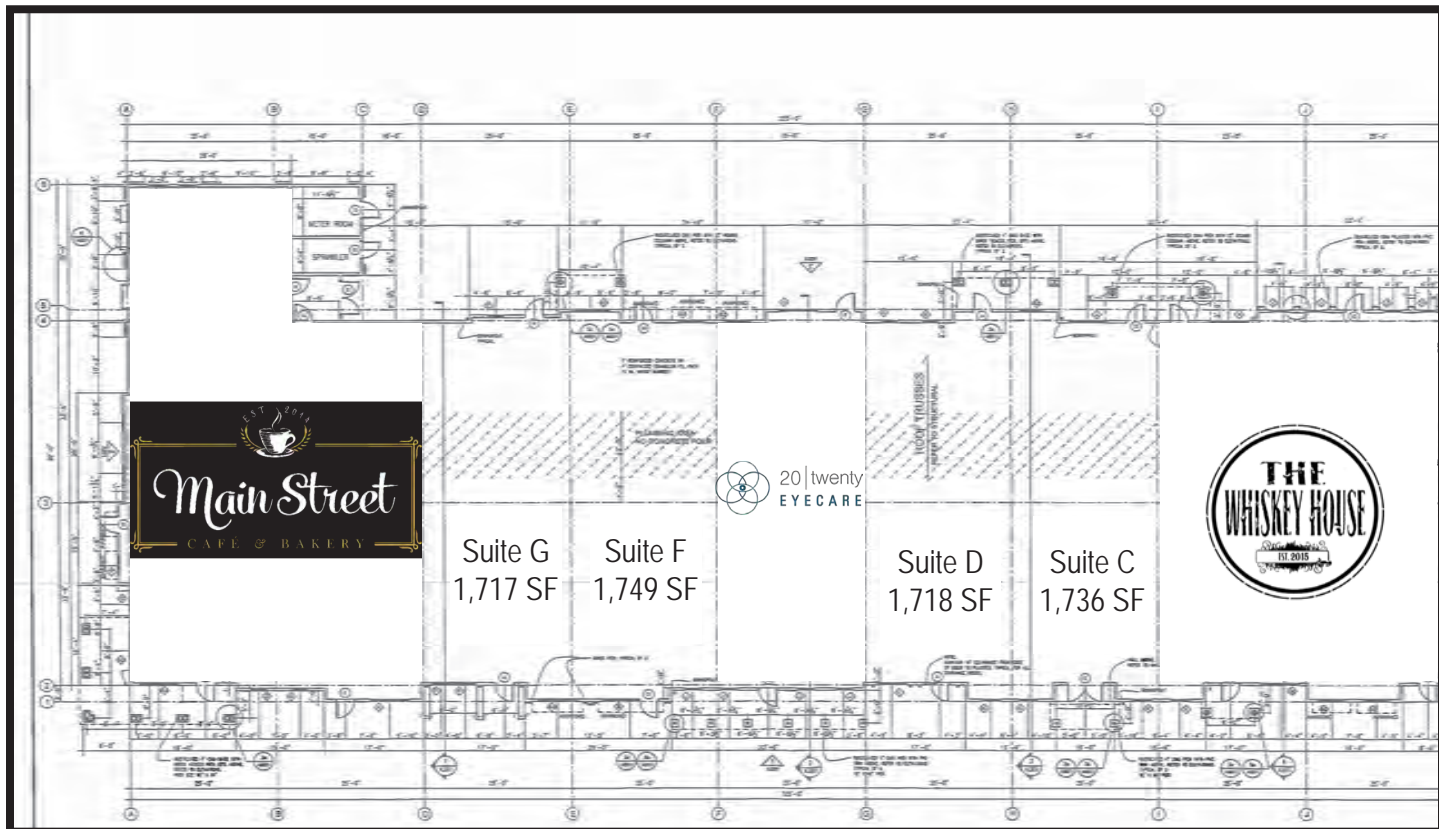
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.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

# Plaza Shoppes at Prairie Trail

## Office/Retail Available for Lease



### Property Information

- 1st Floor Lease Rate: \$17.00-\$19.00/SF NNN
- 2nd Floor Lease Rate: \$13.50 SF NNN
- Estimated Operating Expenses: \$2.85 PSF
- 1,717 SF - 6,920 SF Available
- Located in the heart of Ankeny's Prairie Trail development

### Location Information

- Adjacent to John Deer, DMACC, Ankeny High School, Jethro's BBQ and Fong's Pizza
- Others committed businesses in the development include:
  - Fitness World Prairie Trail
  - Hy-Vee Food Stores
  - McDonald's

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## Project Highlights



| 2015 Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 7,220    | 42,647   | 76,568   |
| Households        | 2,589    | 16,510   | 29,269   |
| Average HH Income | \$84,115 | \$85,451 | \$90,958 |

| 2015 Traffic Counts |            |
|---------------------|------------|
| SW State Street     | 19,546 VPD |
| S. Ankeny Blvd.     | 25,480 VPD |
| SE Oralabor Road    | 20,000 VPD |



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