

KOHL'S PAD SITE - GROUND LEASE ONLY

1935 SE DELAWARE AVE, ANKENY, IA 50021 (#623 - KOHL'S PLAZA)



AREA ANCHORS:



- Pad site available for ground lease (approx. location shown above)
- Located in Kohl's Plaza
- Co-Tenants include Best Buy, Michael's, Five Below and Petsmart
- Other retailers in the sub-market include Walmart, Menards, Home Depot, Flooring America, Slumberland, Mattress Firm, TJ Maxx, Shoe Carnival, Fleet Farm, Sam's Club and Hobby Lobby

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,500	41,360	84,685
AVG. HH INCOME	\$101,392	\$123,309	\$126,548
HOUSEHOLDS	2,423	16,790	32,839



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT:

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BRAD MERRITT

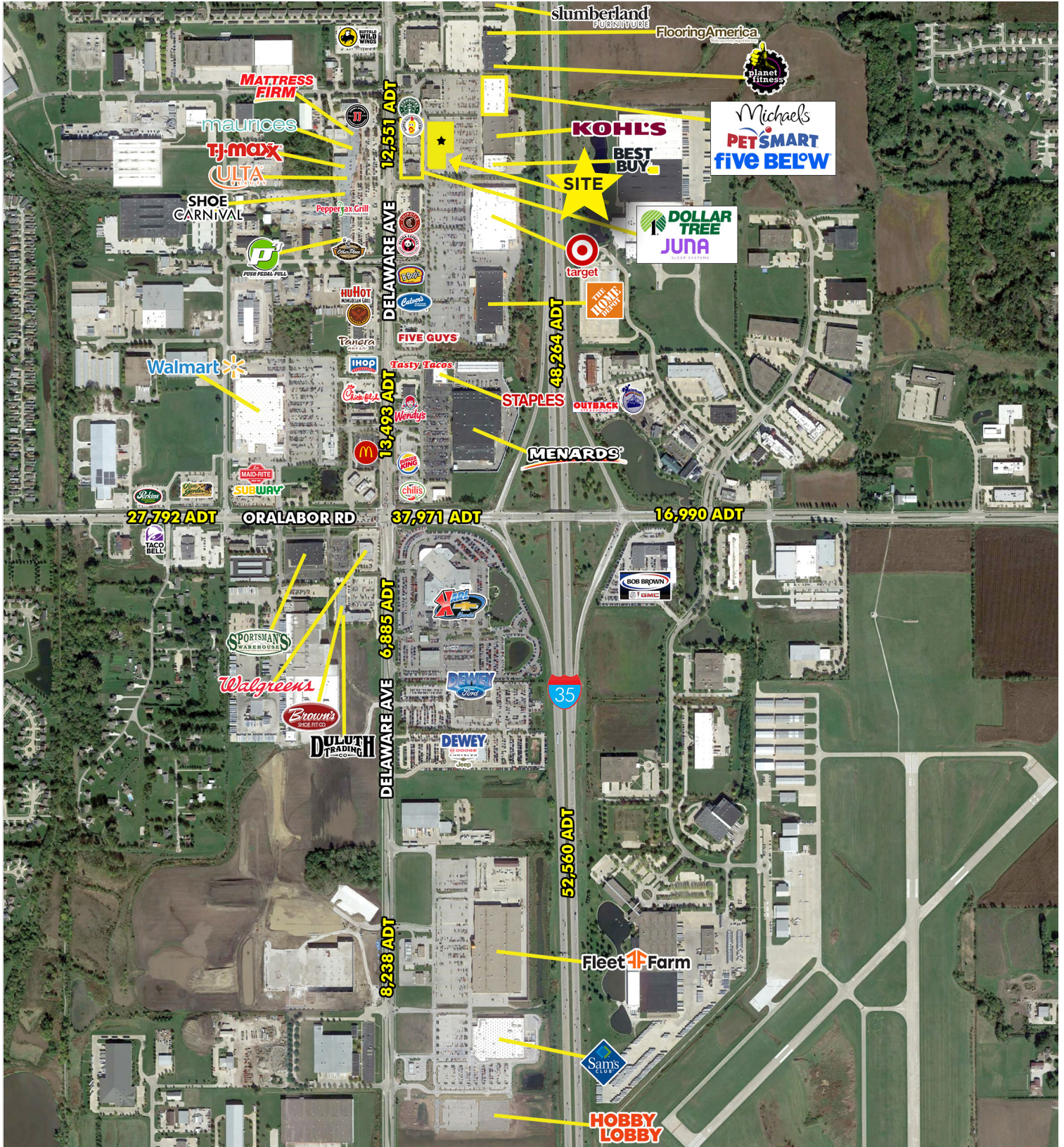
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CHAINLINKS
RETAIL ADVISORS

KOHL'S ANCHORED PAD SITE

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CHAINLINKS
 RETAIL ADVISORS

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