

FOR LEASE



1,400 SF | RETAIL

**4% COMMISSION INCENTIVE TO THE PROCURING TENANT REPRESENTATIVE
BROKER FOR ANY LEASE EXECUTED ON OR BEFORE AUGUST 15, 2026.**



745 NORTH ANKENY BLVD.

Ankeny, Iowa 50023

PROPERTY OVERVIEW

- Prime retail location with great visibility
- Ideal size for a boutique retail, salon, or service business
- Open floor plan for maximum efficiency
- Dedicated off street parking for convenient customer and employee access
- Close to other amenities including Subway, Papa Johns, Auto Zone, Pizza Hut, Great Clips, and others
- Ready for immediate occupancy

Lease Rate:	\$15.00 PSF NNN
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Site Area (Acres)	.966
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Total Building Size (SF)	10,586
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Zoning	C-2
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Year Built	1990
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Available Suites

Suite	Available SF
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745	1,400
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Bird's Eye View- Local Amenities



Market Overview



DEMOGRAPHICS

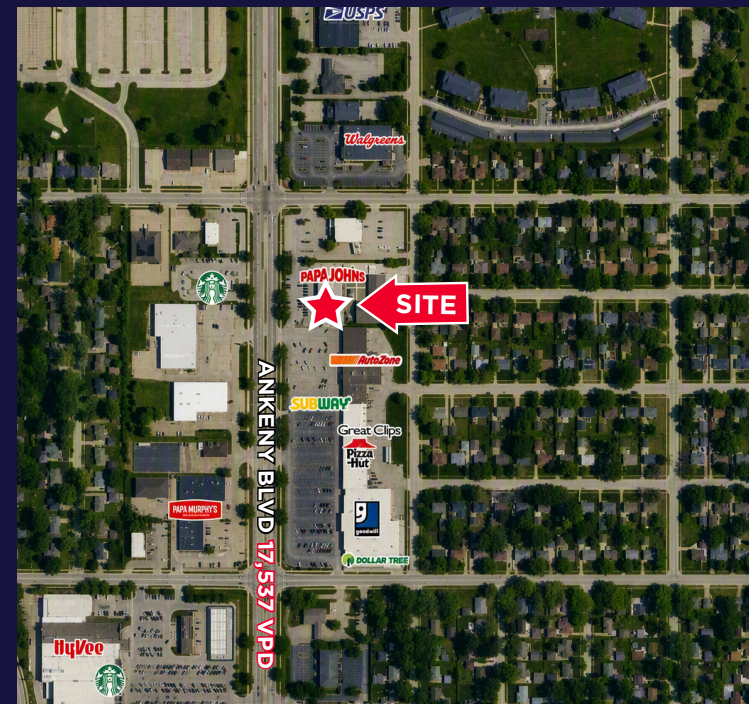
	1 MILE
Total Population	12,424
Median Age	35.8
Average Household Income	\$99,060

DEMOGRAPHICS

	3 MILES
Total Population	64,915
Median Age	34.8
Average Household Income	\$104,365

DEMOGRAPHICS

	5 MILES
Total Population	82,840
Median Age	35.3
Average Household Income	\$107,487





CONTACTS:

COREY SEDREL
Senior Associate
+1 515 979 1454
csedrel@iowaca.com

ALEC WILCOX
Vice President
+1 515 210 9446
awilcox@iowaca.com

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