

2401 SE CREEKVIEW DR.

ANKENY, IOWA 50021

**SUBLEASE
OPPORTUNITY**



PROPERTY HIGHLIGHTS

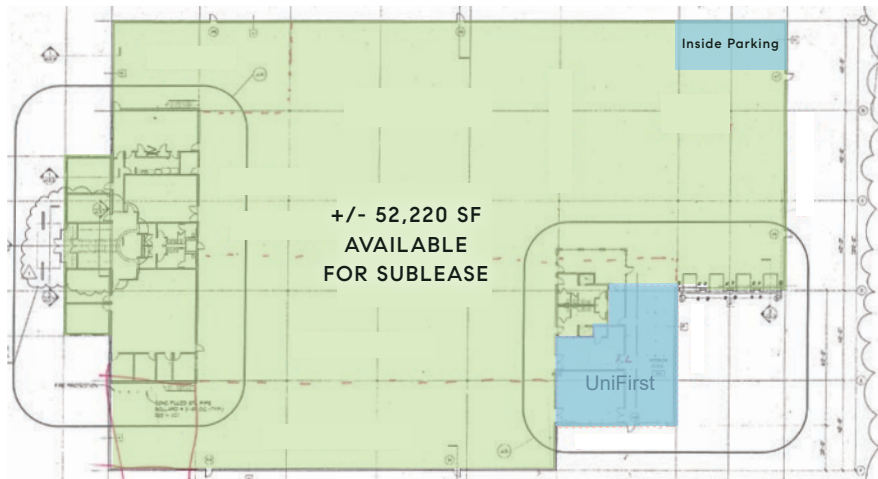
- +/- 52,220 SF Available
- 6,280 SF Office Space + Warehouse
- +/- 56,620 SF Total Building
- Owner occupies portion of the building
- Built 1998
- Zoning: M-1 Warehouse
- Parcel ID: 18-00528610204
- 3 Dock High Doors, 1 Shared Drive-In
- 28' Clear Height
- Master Lease expires 6/30/2028
- Lease Rate: \$5.42 PSF + \$3.41 NNN



Less than 1 Mile to I-35



0.5 Miles to Ankeny Regional Airport



DEMOGRAPHIC SNAPSHOT (2026)



POPULATION

1 Mile	1,272
3 Mile	33,391
5 Mile	87,017



AVG HH
INCOME

1 Mile	\$150,926
3 Mile	\$127,392
5 Mile	\$192,134



HOUSEHOLDS

1 Mile	449
3 Mile	13,777
5 Mile	34,342



CONTACT INFORMATION

WHITNEY FREEBURN

whitney@flowerscapitalholdings.com
(704) 201-0140

FLOWERS
CAPITAL HOLDINGS