




Progress photos - March 2026

 **JLL** SEE A BRIGHTER WAY

For lease

New construction speculative retail/office space available at Prairie Trail in Ankeny, Iowa

Retail

1st floor

1,384 – 18,549 RSF

End-caps with patios

Office

2nd floor

1,894 – 9,465 RSF

Park Sight

2295 SW State Street, Ankeny, IA 50023

Property overview

Retail – 1st floor

1,384 – 18,549 RSF

\$28.00 - \$32.00/RSF NNN

Office – 2nd floor

1,894 – 9,465 RSF

\$18.00/RSF NNN

- Signalized intersection with over 22,000 VPD on State Street
- Just south of The District at Prairie Trail – 525K+ SF of retail and office with over 2.6M annual visits
- 15,000+ college students attending DMACC
- Adjacent #4 Hy-Vee in Iowa – 1.6M annual visits
- Building and monument signage opportunities
- Total building size: 27,575 SF

Contact a broker for additional information

jll.com/des-moines

Meredith Hedstrom

Vice President

meredith.hedstrom@jll.com

515.419.2963

Marcus R. Pitts, CCIM, SIOR

Executive Managing Director

marcus.pitts@jll.com

515.556.4727

Nick Anderson

Associate

nicholas.anderson@jll.com

515.729.6015

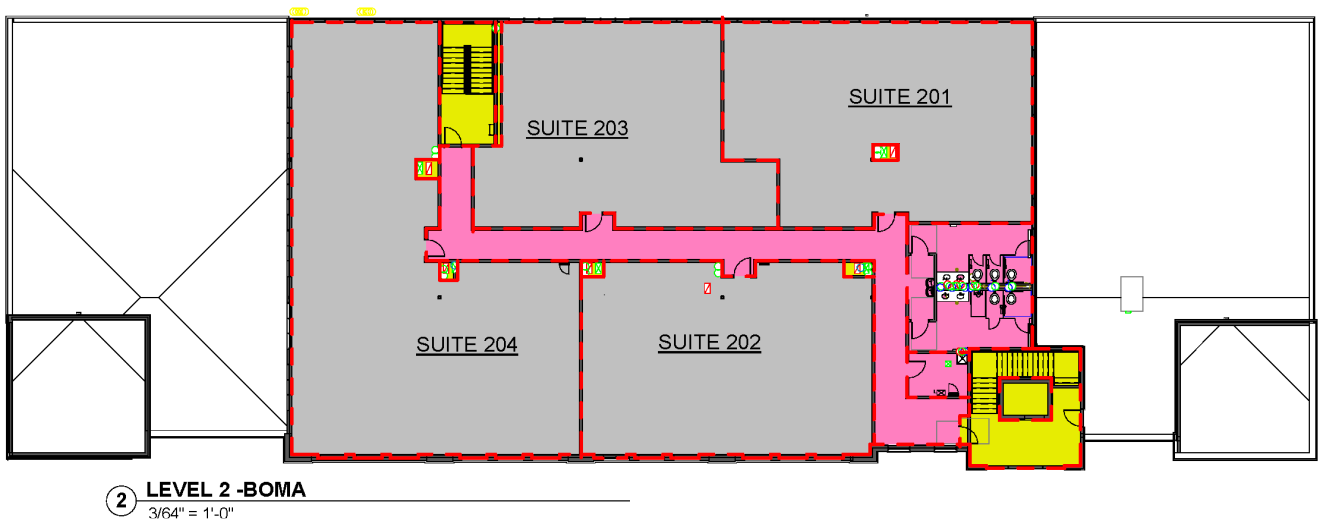
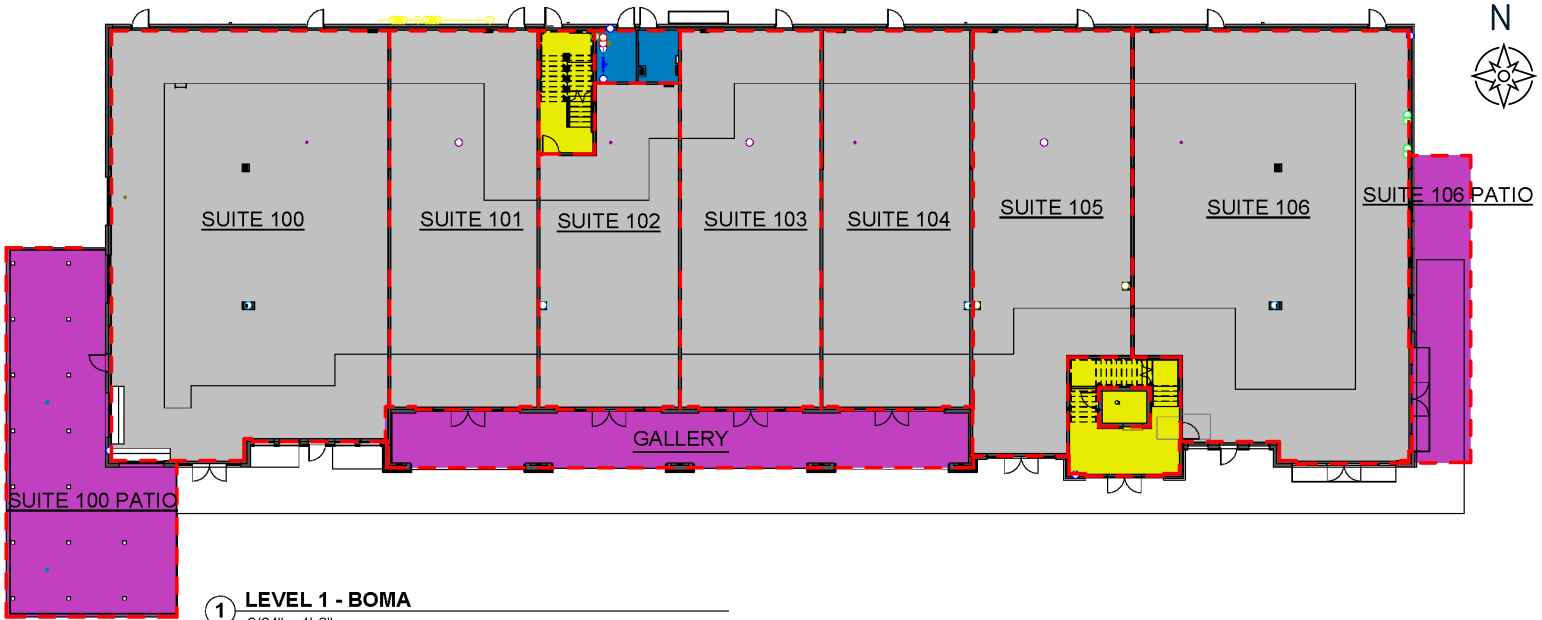
Availability

1st Floor Retail

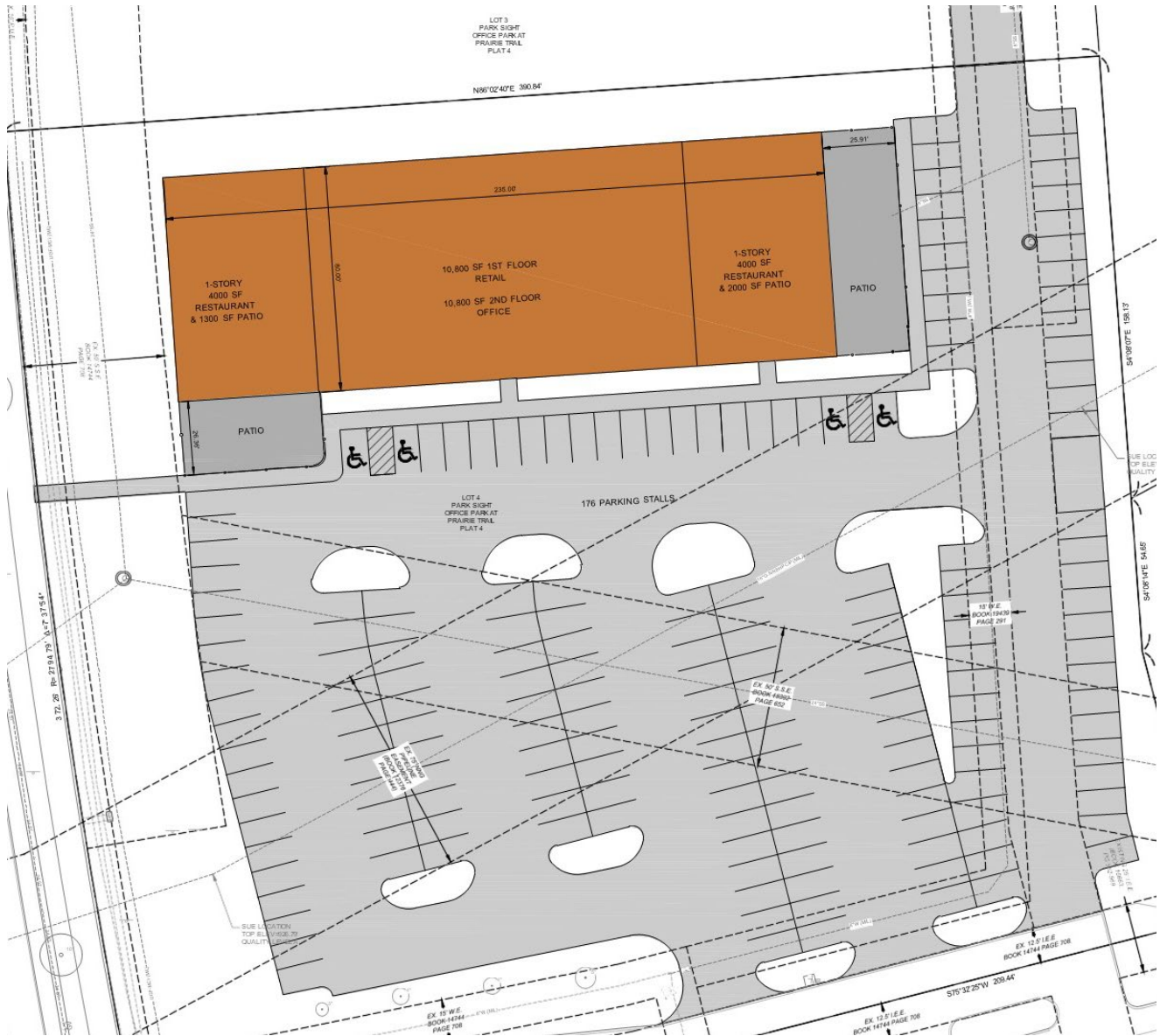
Suite	RSF	Rental Rate
100	3,822 + 1,575 patio	\$32.00/RSF
101	1,848	\$28.00/RSF
102	1,384	\$28.00/RSF
103	1,745	\$28.00/RSF
104	1,878	\$28.00/RSF
105	2,010	\$28.00/RSF
106	3,688 + 598 patio	\$30.00/RSF

2nd Floor Office

Suite	RSF	Rental Rate
201	2,162	\$18.00/RSF
202	2,065	\$18.00/RSF
203	1,894	\$18.00/RSF
204	3,343	\$18.00/RSF



Site plan



Demographics

	1 mile	3 miles	5 miles
Total Population	9,521	54,662	95,211
Total Households	3,902	21,987	37,208
Est. Med. HH Income	\$109,767	\$103,240	\$103,014

Progress photos



Progress photos – March 2026



Progress photos – March 2026



For Lease

2295 SW State Street, Ankeny, IA 50023



Contact a broker for additional information

jll.com/des-moines

Meredith Hedstrom
Vice President
meredith.hedstrom@jll.com
515.419.2963

Marcus R. Pitts, CCIM, SIOR
Executive Managing Director
marcus.pitts@jll.com
515.556.4727

Nick Anderson
Associate
nicholas.anderson@jll.com
515.729.6015

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.