



# For Lease

## Stand alone Restaurant Available at Ankeny Center

- Availability: 4,000 SF
- 5,000 gallon grease interceptor
- Positioned at the NE corner of S. Ankeny Blvd. and SE 8<sup>th</sup> St.
- Other businesses in the center include:
  - Something Blue (wedding resale)
  - Martial Arts America
  - Strawberry Patch (screen printing)
  - KryoVitality
  - The Soil Kitchen (garden store)
  - Encore Dance Academy
  - Brandmeyer Popcorn Company
  - Benchwarmers Sports Bar & Grill

## 711 S Ankeny Blvd., Ankeny, IA

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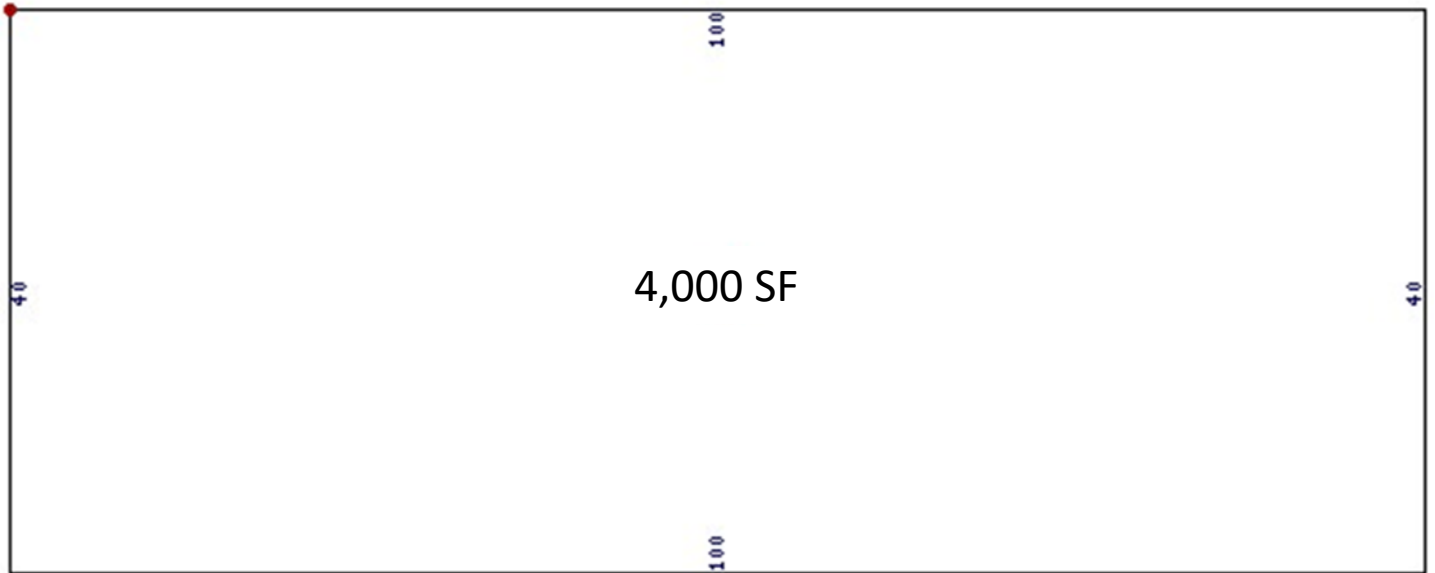
[marcus.pitts@am.jll.com](mailto:marcus.pitts@am.jll.com)

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[jll.com/des-moines](http://jll.com/des-moines)



## Floor Plan & Availability

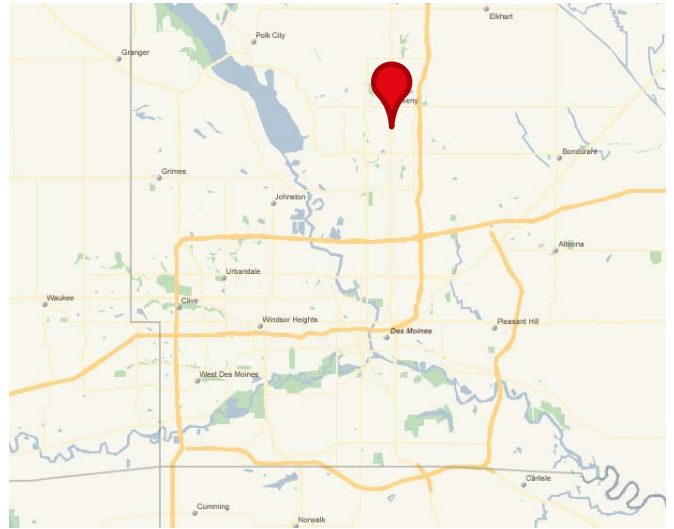


## Property Information

### - Turn-key Restaurant Space Available

- Availability: 4,000 SF
- Lease Rate: \$13.00/SF NNN
- Estimated Operating Expenses: \$3.35/SF
- 5,000 gallon grease interceptor installed
- Ample on-site parking

## Location



## Traffic Counts

S. Ankeny Blvd. (N)	20,800 VPD
S. Ankeny Blvd. (S)	21,700 VPD
SE 8 <sup>th</sup> Street	2,790 VPD

## Demographics

	1 Mile	3 Miles	5 Miles
Population	10,531	55,439	67,846
Households	4,180	21,062	25,240
Average HH Income	\$78,226	\$92,538	\$94,176