

# SHOPPES OF ANKENY

## 2409 SE DELAWARE AVE ~ ANKENY, IOWA



### RETAIL SPACE FOR LEASE

- 1,551 SF available
- Attractive, newly built center
- Developed by Doppco Development
- Lease Rate: \$18.00/SF NNN

This high profile retail space is in the heart of Ankeny's thriving retail area on SE Delaware Avenue. Neighboring retailers include Wal-Mart Supercenter, Menards, Home Depot, Super Target, TJ Maxx Michaels, Kohls and many others. Close proximity to Interstate 35 greatly enhances the accessibility to the 1.6 million SF of developed commercial space along this one mile corridor.

### DEMOGRAPHICS

	<u>3 mile</u>	<u>5 mile</u>
Population	28,172	56,026
Avg. HH Income	\$76,773	\$85,883
Per Capita Income	\$31,030	\$33,690

### CONTACT

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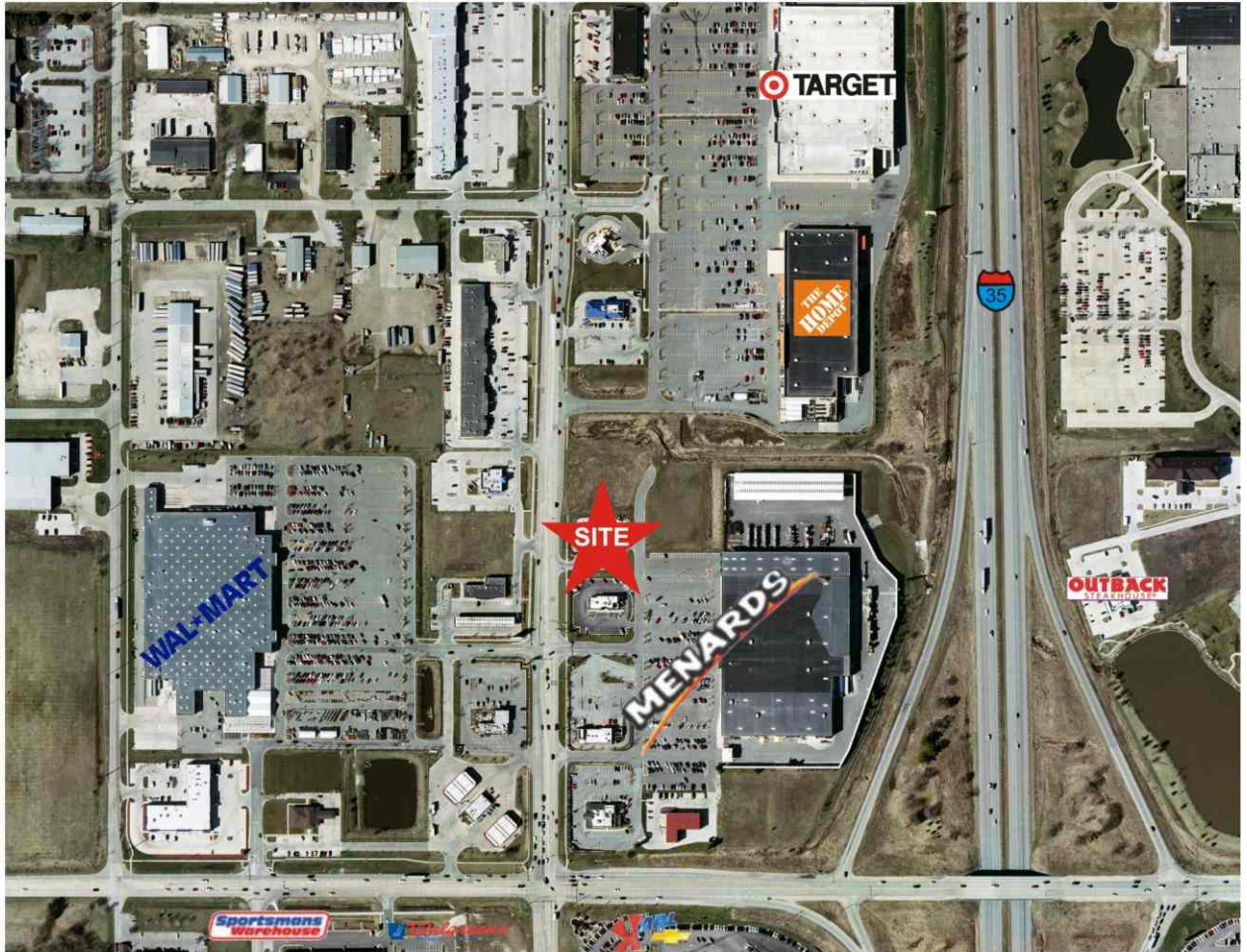
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AERIAL



SITE PLAN



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