



For Lease

Office and Retail – Plaza Shoppes at Prairie Trail

Plaza Shoppes II is home to retail boutiques, dining and entertainment venues within Prairie Trail, a 1,031 acre planned community built on the tradition of Iowa's great neighborhoods in Ankeny, Iowa.

- Suites available from 1,718 SF to 3,454 SF
- Located in Ankeny, which has been named 10th fastest growing city in the United States by U.S. Census Bureau.
- Prairie Trail is one of the largest new urbanism communities in the Midwest and the first in Iowa. It is a premier walkable community designed with urban sophistication and small town charm. Shops, restaurants, bars, offices and many amenities are within walking distance of six residential neighborhoods. More than 20 percent of the development (200+ acres) is devoted to public use as parks and open green spaces integrated into the neighborhoods.
- Other businesses in Plaza Shoppes include Main Street Café, Duck Worth Wearing (children's consignment store), 20|Twenty, The Whiskey House, Hy-Vee, GreenState Credit Union, Anytime Fitness, Kris' Hot Yoga, Kum & Go, Anani Salon & Spa and more.

Plaza Shoppes II 2510 SW White Birch Dr., Ankeny, IA

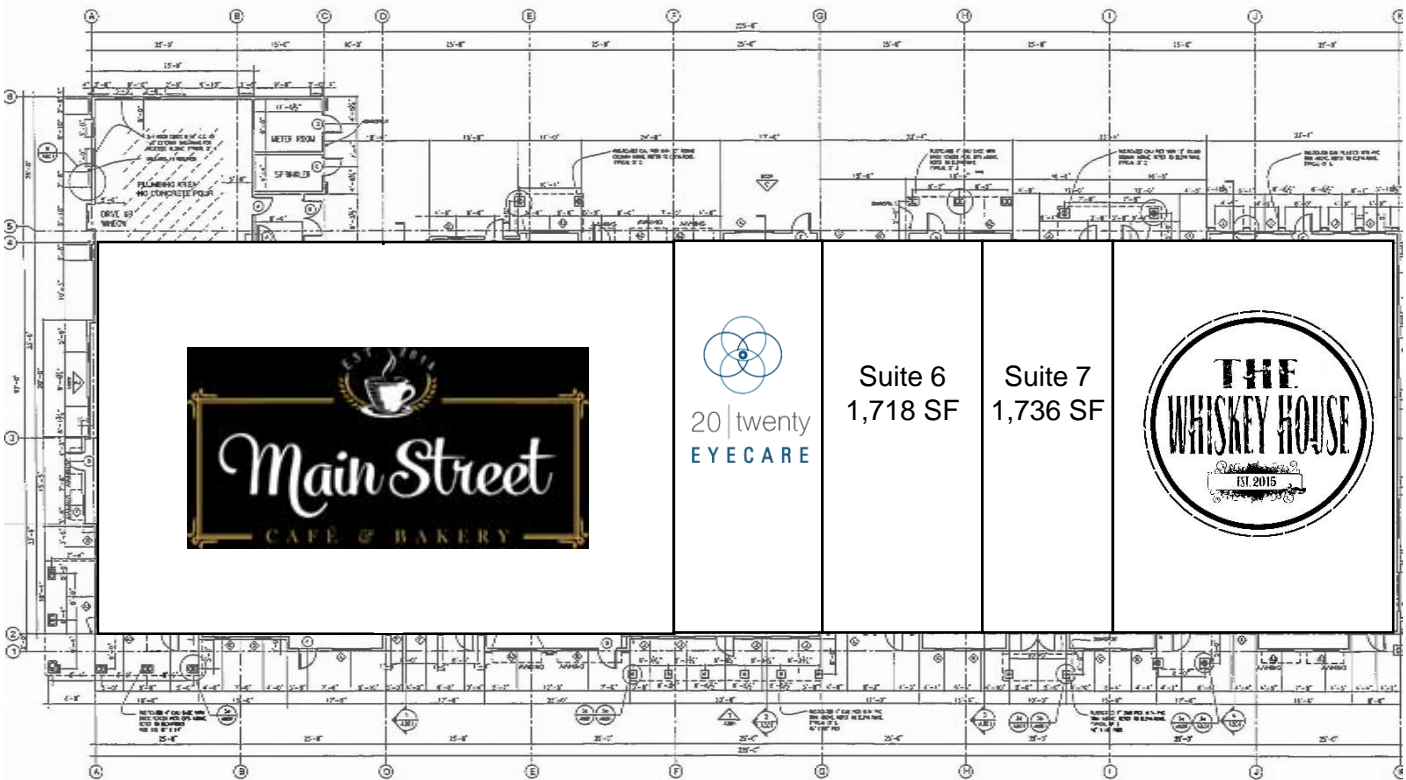
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FLOOR PLAN & AVAILABILITY



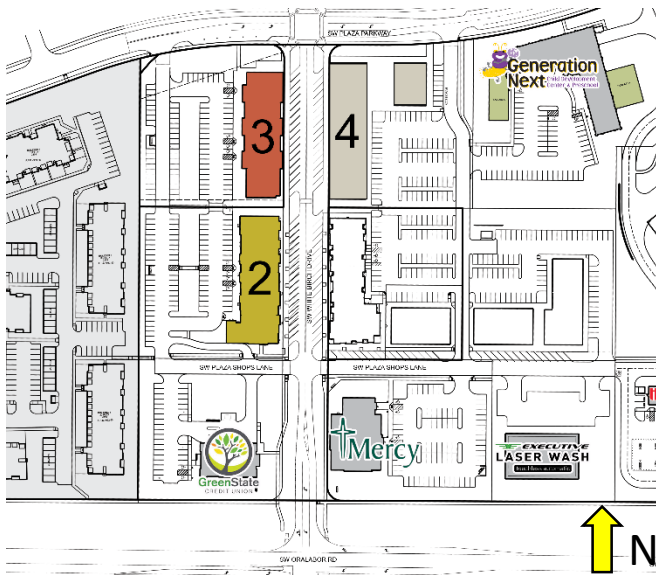
Property Information

- Availability: 1,718 SF – 3,454 SF
- Lease Rate: \$18.00/SF NNN
- Estimated Operating Expenses: \$8.39/SF
- Total Building Area: 14,365 SF
- Free on-site parking

Demographics

	1 Mile	3 Miles	5 Miles
Population	7,859	46,404	85,051
Households	2,792	17,820	31,197
Average HH Income	\$90,733	\$93,132	\$99,508

Location Overview



Traffic Counts

SW State Street	22,000 VPD
S. Ankeny Blvd.	21,700 VPD
SE Oralabor Rd.	20,000 VPD