



1802 N Ankeny Blvd  
Suite 101  
Ankeny, Iowa 50023

*Pop-up*  
OPPORTUNITY



POSITION YOUR BUSINESS IN  
ONE OF ANKENY'S MOST  
ACTIVE RETAIL CORRIDORS!

Surrounded by established dining and fitness traffic, this location offers built-in exposure and consistent customer flow throughout the day. Ideal for smoothie bars, dessert concepts, sandwich shops, and specialty food retail, this is a turnkey opportunity to test a concept or capitalize on peak summer traffic in one of Central Iowa's fastest-growing markets.

## FOR LEASE RESTAURANT SPACE

- **\$3,000/Mo.** Modified Gross
- 2,000 SF
- 3-6 Month Lease Available
- Outdoor Patio
- Grease Interceptor
- 10,500 VPD
- Neighboring Tenants Include:  
Filet Steakhouse, Nonna's  
Pizza, Aspen Athletics,  
Ankeny Hardware Hank, Taco  
Bell, Panera Bread



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