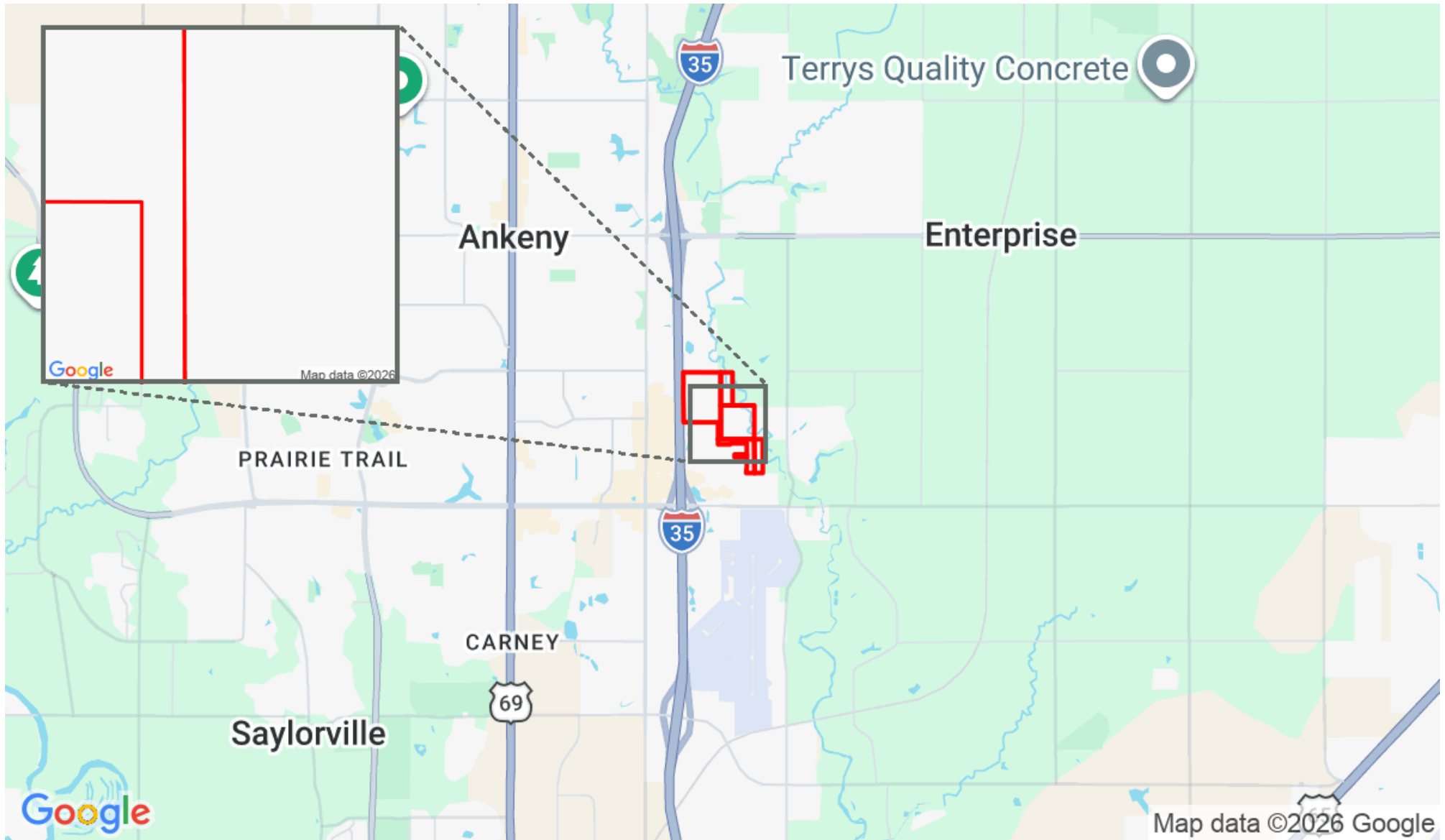


Metro North Business Park II Phase II Lot 1



Denny Elwell Company

2401 SE Tones Dr, Suite 17 Ankeny, IA 50021 | 515-964-1587



Darcy Gill
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MOODY'S

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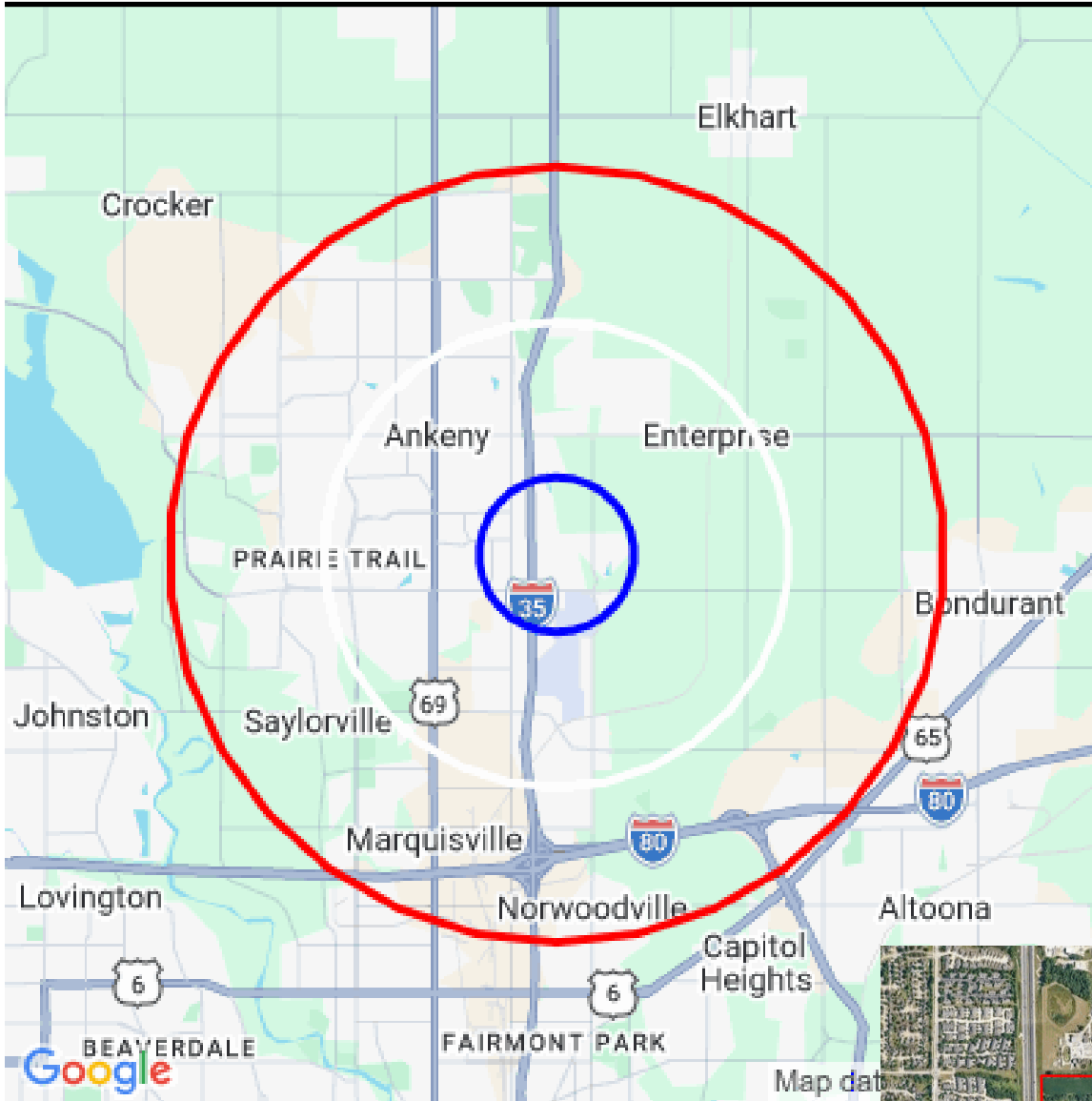
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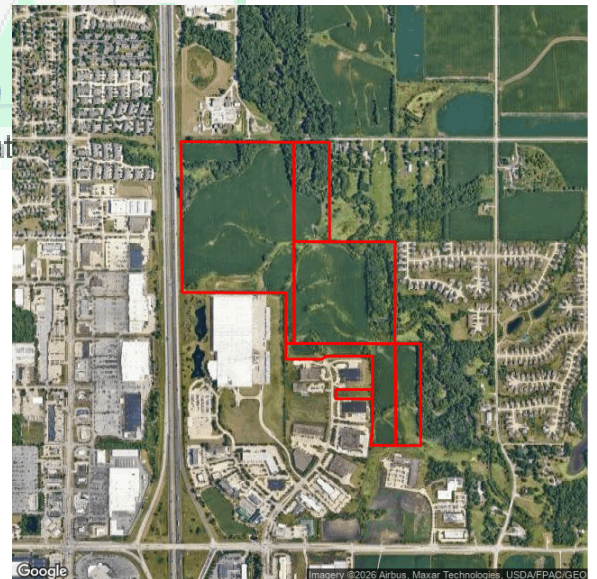
Demographic Report



Metro North Business Park II Phase II Lot 1 - 2.99 Acres

Population

Distance	Male	Female	Total
1- Mile	591	629	1,220
3- Mile	8,826	9,430	18,256



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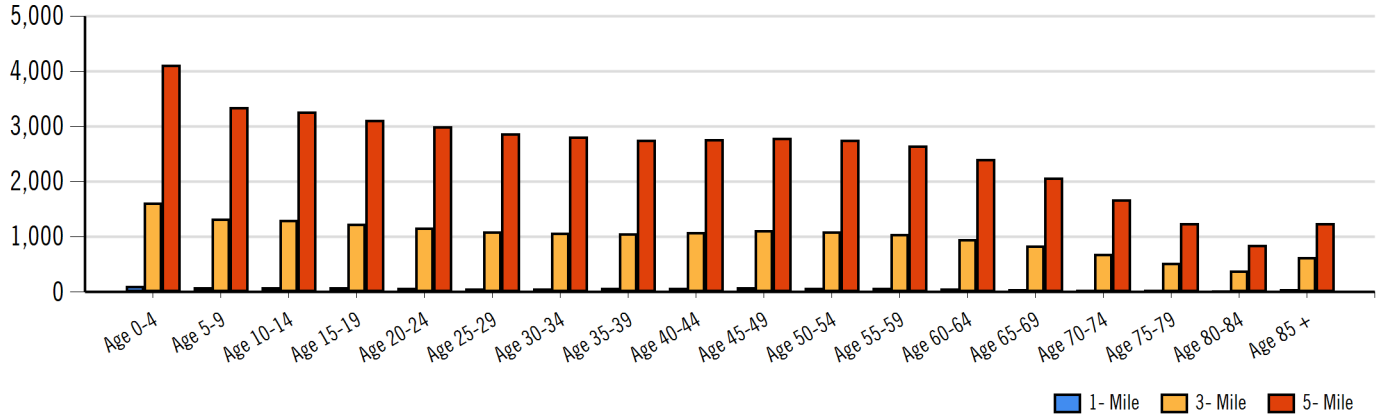
5- Mile

22,457

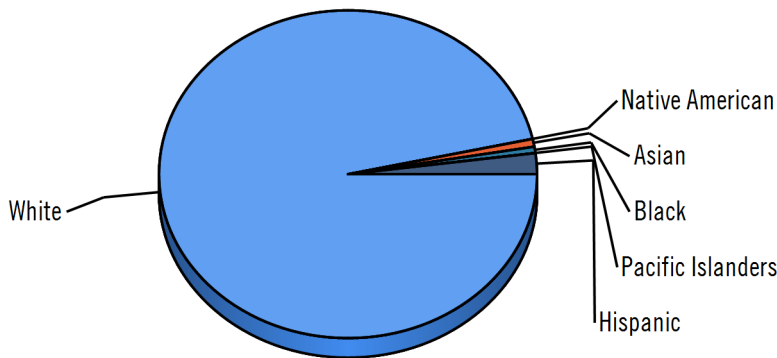
23,327

45,784

Population by Distance and Age (2020)



Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	663	6	0.16 %
3-Mile	10,074	182	0.95 %
5-Mile	25,547	521	1.51 %



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Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	4	0	36	68	6	104	49	56	47	118	45	19	26
3-Mile	76	4	707	836	270	1,223	483	378	864	2,139	601	454	552
5-Mile	381	34	1,662	1,874	919	3,005	903	774	2,179	6,168	1,677	1,014	1,251



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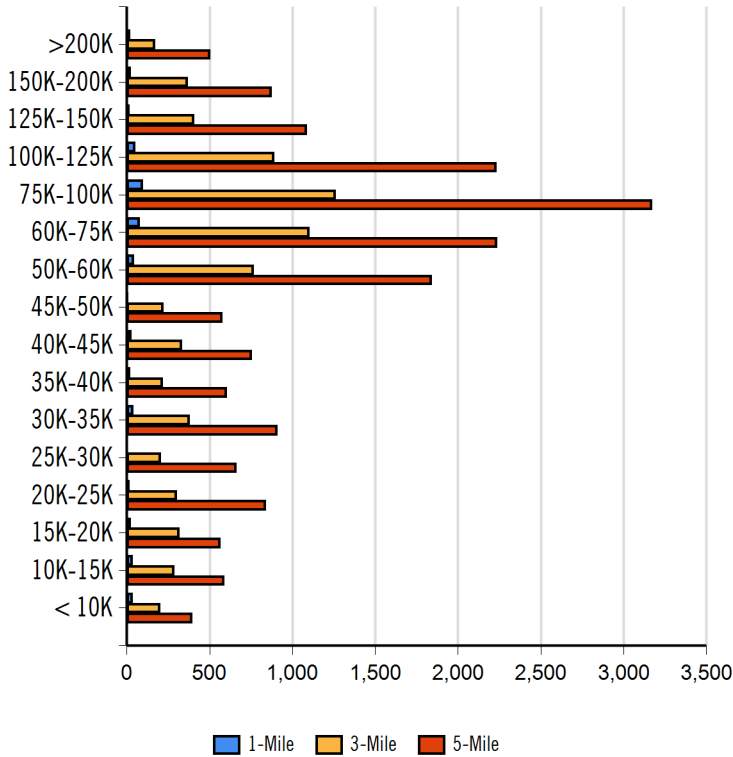
Metro North Business Park II Phase II Lot 1



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Household Income



Radius	Median Household Income
1-Mile	\$65,827.33
3-Mile	\$68,245.79
5-Mile	\$73,352.20

Radius	Average Household Income
1-Mile	\$73,971.33
3-Mile	\$74,403.64
5-Mile	\$77,874.36

Radius	Aggregate Household Income
1-Mile	\$36,121,072.50
3-Mile	\$558,117,183.94
5-Mile	\$1,381,270,640.52

Education

	1-Mile	3-mile	5-mile
Pop > 25	782	11,605	28,932
High School Grad	244	3,203	7,252
Some College	179	2,597	6,896
Associates	90	1,174	3,038
Bachelors	168	2,979	7,233
Masters	32	692	1,932
Prof. Degree	9	181	572
Doctorate	1	66	176

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	10 %	40 %	51 %
Teen's	17 %	60 %	77 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	86 %	60 %	69 %
New Homes	96 %	88 %	113 %
New Households	15 %	60 %	84 %
Military Households	2 %	13 %	22 %
Households with 4+ Cars	14 %	76 %	99 %
Public Transportation Users	3 %	15 %	21 %
Young Wealthy Households	0 %	31 %	84 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Metro North Business Park II Phase II Lot 1



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	24,865,183		370,601,638		904,411,424	
Average annual household	50,628		50,275		51,745	
Food	6,560	12.96 %	6,491	12.91 %	6,671	12.89 %
Food at home	4,230		4,209		4,301	
Cereals and bakery products	600		598		612	
Cereals and cereal products	214		213		218	
Bakery products	386		385		394	
Meats poultry fish and eggs	836		828		841	
Beef	194		191		194	
Pork	149		150		152	
Poultry	157		155		157	
Fish and seafood	136		132		136	
Eggs	69		68		69	
Dairy products	430		426		438	
Fruits and vegetables	864		858		880	
Fresh fruits	129		127		130	
Processed vegetables	165		164		167	
Sugar and other sweets	153		155		158	
Fats and oils	134		133		136	
Miscellaneous foods	800		797		813	
Nonalcoholic beverages	355		357		363	
Food away from home	2,330		2,281		2,369	
Alcoholic beverages	373		370		383	
Housing	18,108	35.77 %	18,002	35.81 %	18,397	35.55 %
Shelter	10,971		10,863		11,116	
Owned dwellings	6,676		6,624		6,852	
Mortgage interest and charges	3,395		3,376		3,519	
Property taxes	2,227		2,212		2,288	
Maintenance repairs	1,053		1,035		1,044	
Rented dwellings	3,384		3,368		3,352	
Other lodging	910		869		911	
Utilities fuels	4,183		4,214		4,268	
Natural gas	390		392		401	
Electricity	1,656		1,669		1,680	
Fuel oil	166		164		167	
Telephone services	1,307		1,321		1,340	
Water and other public services	662		667		678	
Household operations	1,253	2.47 %	1,247	2.48 %	1,282	2.48 %
Personal services	370		372		385	
Other household expenses	883		875		896	
Housekeeping supplies	602		595		609	
Laundry and cleaning supplies	163		162		166	
Other household products	349		349		357	
Postage and stationery	89		83		85	
Household furnishings	1,099		1,081		1,121	
Household textiles	83		79		83	
Furniture	244		234		247	
Floor coverings	29		27		28	
Major appliances	144		146		146	
Small appliances	89		86		88	
Miscellaneous	507		507		526	
Apparel and services	1,326	2.62 %	1,324	2.63 %	1,367	2.64 %
Men and boys	260		260		274	
Men 16 and over	217		219		231	
Boys 2 to 15	43		40		42	
Women and girls	484		470		484	



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MOODY'S

Metro North Business Park II Phase II Lot 1



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Women 16 and over	410	394	408
Girls 2 to 15	73	76	76
Children under 2	90	90	91

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	24,865,183		370,601,638		904,411,424	
Average annual household	50,628		50,275		51,745	
Transportation	6,935	13.70 %	6,941	13.81 %	7,139	13.80 %
Vehicle purchases	1,674		1,650		1,736	
Cars and trucks new	883		848		899	
Cars and trucks used	746		756		789	
Gasoline and motor oil	2,160		2,185		2,224	
Other vehicle expenses	2,593		2,624		2,670	
Vehicle finance charges	179		184		188	
Maintenance and repairs	910		902		929	
Vehicle insurance	1,169		1,207		1,208	
Vehicle rental leases	334		330		344	
Public transportation	507		481		507	
Health care	3,901	7.71 %	3,930	7.82 %	4,007	7.74 %
Health insurance	2,541		2,556		2,595	
Medical services	839		849		875	
Drugs	393		397		407	
Medical supplies	127		126		129	
Entertainment	3,009	5.94 %	3,034	6.03 %	3,123	6.04 %
Fees and admissions	596		577		610	
Television radios	1,044		1,063		1,074	
Pets toys	1,097		1,104		1,138	
Personal care products	653		647		670	
Reading	56		55		56	
Education	1,315		1,225		1,298	
Tobacco products	397		401		400	
Miscellaneous	815	1.61 %	800	1.59 %	818	1.58 %
Cash contributions	1,355		1,354		1,370	
Personal insurance	5,819		5,696		6,040	
Life and other personal insurance	175		178		182	
Pensions and Social Security	5,644		5,517		5,857	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,742	3,052	23.24 %	1,029	2,452	3,093	649	151
3-Mile	2020	14,719	11,358	27.33 %	3,460	10,054	11,550	3,169	628
5-Mile	2020	28,399	21,563	28.48 %	6,052	20,266	22,616	5,783	673
1-Mile	2023	3,427	3,052	13.04 %	941	2,247	3,011	416	699
3-Mile	2023	13,550	11,358	17.56 %	3,181	9,259	11,135	2,415	2,429
5-Mile	2023	26,152	21,563	18.58 %	5,579	18,655	21,767	4,385	4,179



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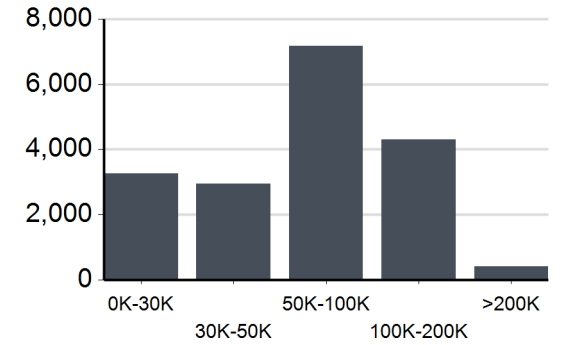


Location Facts & Demographics

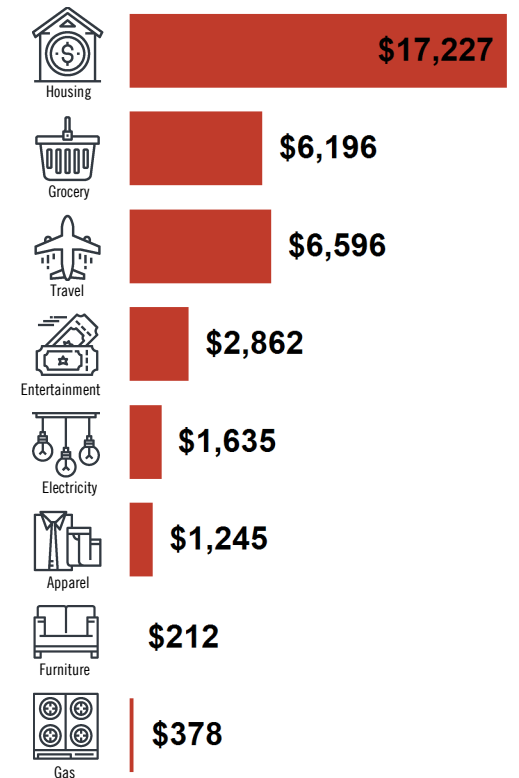
Demographics are determined by a 10 minute drive from SE Creekview Dr, Ankeny, IA 50021

MOODY'S

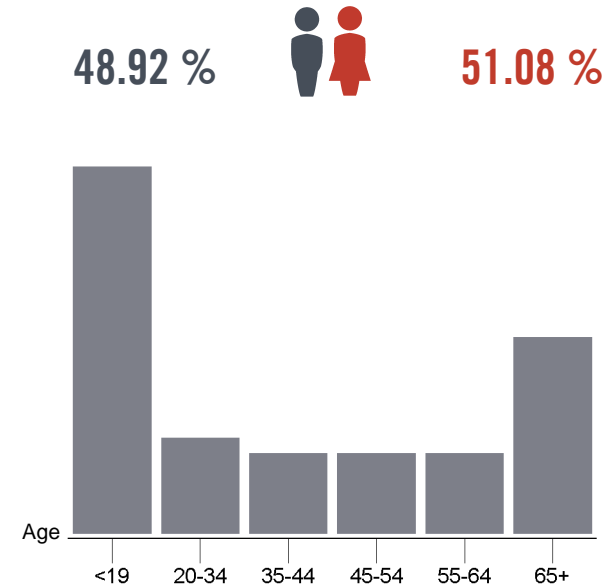
INCOME BY HOUSEHOLD



HH SPENDING



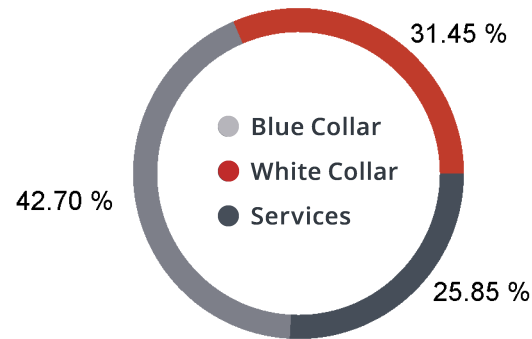
GENDER & AGE



RACE & ETHNICITY

White:	93.80 %
Asian:	0.94 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	0.78 %
Hispanic:	2.84 %
Two or More Races:	1.64 %

EMPLOYMENT



Employed: **53.98 %**
Unemployed: **1.16 %**

EDUCATION

High School Grad:	29.18 %
Some College:	22.61 %
Associates:	9.59 %
Bachelors:	33.72 %

CITY, STATE

Ankeny, IA

POPULATION

40,358

AVG. HHSIZE

2.58

MEDIAN HH INCOME

\$62,362

HOME OWNERSHIP

Renters: **3,222**

Owners: **12,331**