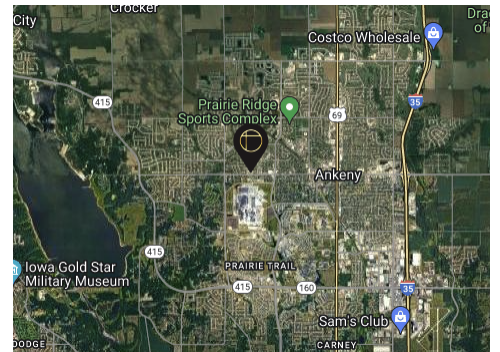
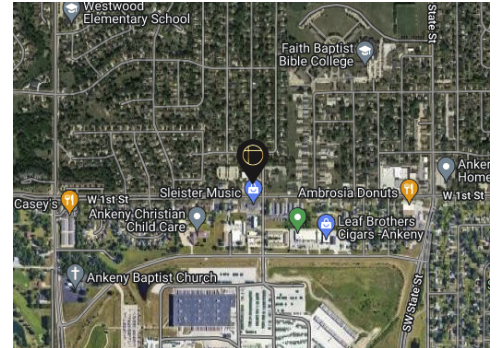



# 1ST STREET RETAIL



**\$10.50 / SF / YR  
(NNN)**

 2202 W 1ST STREET,  
ANKENY, IA 50023

 2,400 SF

 RETAIL

Property is positioned at the NW corner of West 1st Street and NW Linden Street. West 1st Street is a major thoroughfare with high traffic counts of 10,000 +/- VPD. OPEX \$4/SF/YR.



## LISTING AGENTS



COMMERCIAL AGENT

BEN DIGMANN

515-864-1222