

TRUNKEY RESTRAUNT FOR SALE

1325 SW ORALABOR RD

Ankeny, IA 50023



PROPERTY DESCRIPTION

Fully equipped 2,127 SF restaurant in the heart of Ankeny. This modern space features a full drive-thru setup with order menu and service window, interior seating for 48 guests, and an efficient layout ready for immediate operation. Ideal for quick-service, coffee, or fast-casual concepts seeking high-traffic visibility and strong local demographics.

PROPERTY HIGHLIGHTS

- Turnkey Business for sale
- 2,127sf
- All equipment included
- 48 seating
- end cap

OFFERING SUMMARY

Lease Rate:	\$5,400.00 per month
Business For Sale	\$120,000.00
Available SF:	2,127 SF
Building Size:	26,146 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	309	1,071	3,802
Total Population	794	2,750	9,935
Average HH Income	\$130,136	\$123,550	\$126,719

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

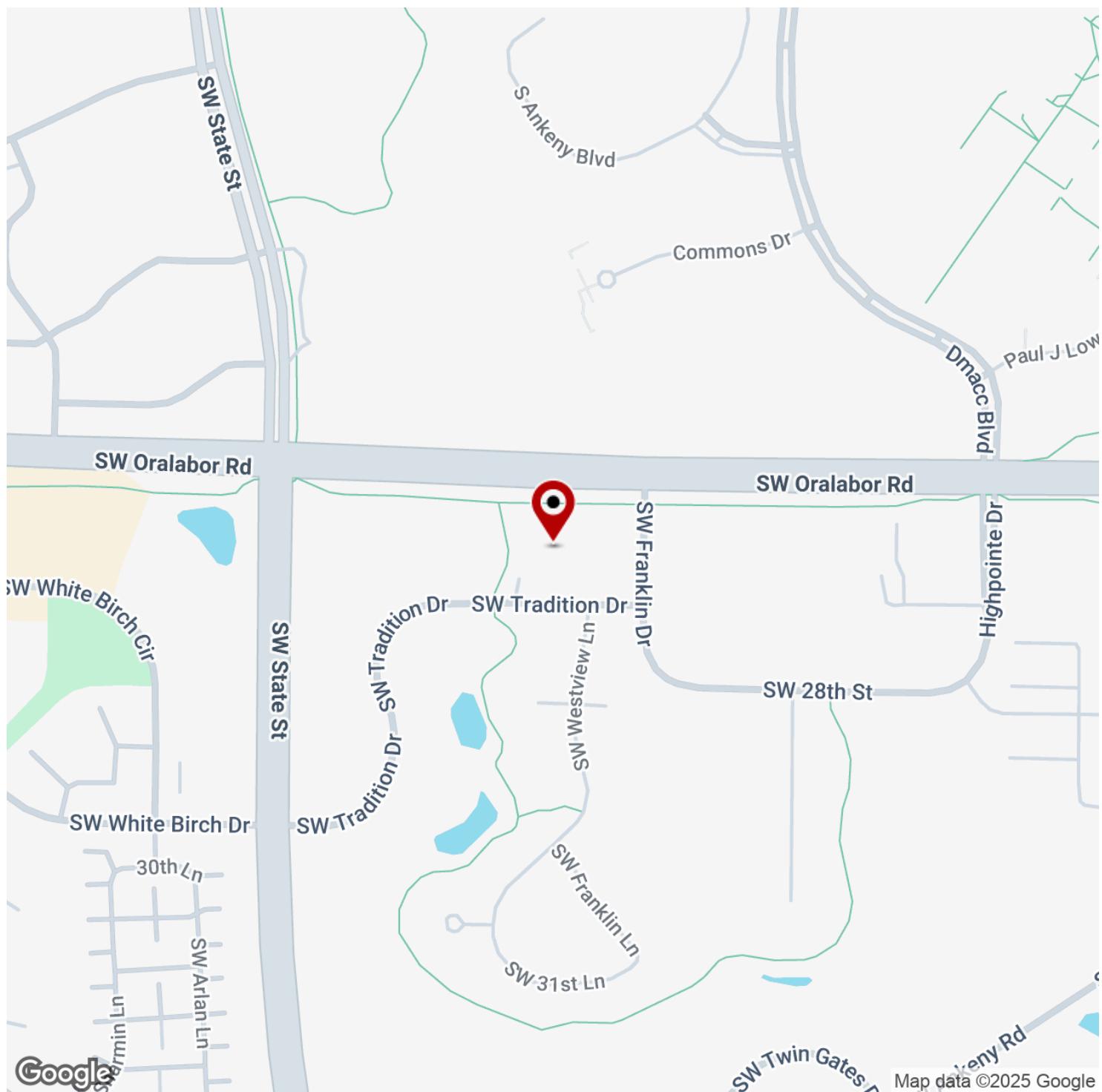
MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

RETAIL FOR LEASE

1325 SW ORALABOR RD

Ankeny, IA 50023



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

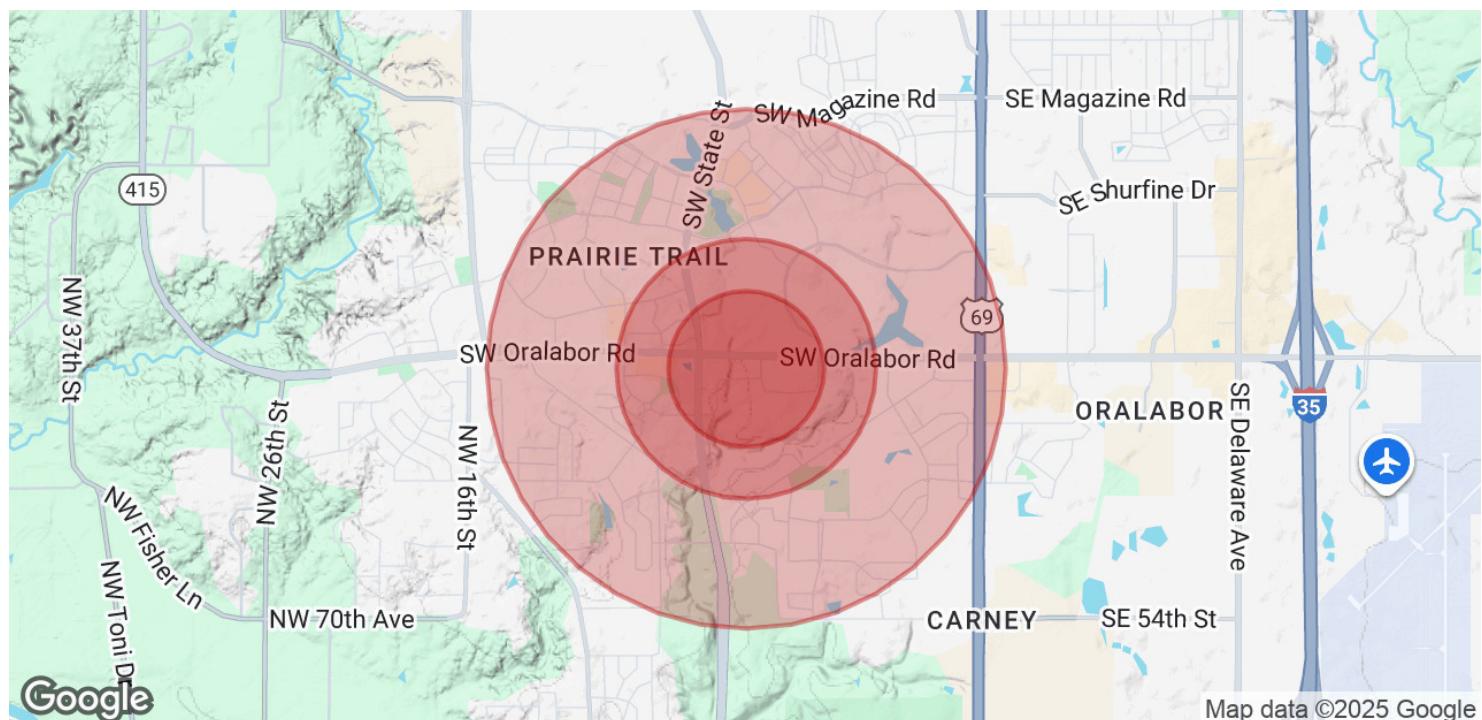
MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

1325 SW ORALABOR RD

Ankeny, IA 50023



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	794	2,750	9,935
Average Age	35	34	35
Average Age (Male)	34	33	34
Average Age (Female)	36	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	309	1,071	3,802
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$130,136	\$123,550	\$126,719
Average House Value	\$324,929	\$303,112	\$331,716

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266