



Building Type:	Investment
Available SF:	7,656
Total SF:	7,656
Year Built:	1989
Last Updated:	Apr 28, 2025

Economic Development Contact

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Realtor/Owner Contact

Tim Franz
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Property and Area Description

SVN is pleased to offer this ideal investment opportunity leased to Cadence Academy Preschool located at 225 E. 1st St. in Ankeny, IA. Cadence Academy is one of the premier preschool operators across the country with schools in 30 states from coast to coast. This location has operated as an early childhood educational center for 11 years and has been operated by Cadence Education since 2016 when it acquired the location from Apple Tree and has continued to operate at full capacity showing the need for early education in the local area. The lease offers two percent increases annually and minimal Landlord responsibilities (Roof / Structure / Parking). This is an incredible opportunity to own an asset in a class that will be active regardless of market conditions with a long-term operating history at the site. The Subject Property is located at 225 E. 1st Street in Ankeny, Iowa. The site lies just east of the busy Ankeny Blvd. and E. 1st Street intersection which boasts 19,000 VPD and 14,500 VPD respectively. The property is just 2.5 miles from the John Deere Factory which manufactures crop harvesting and crop care equipment, making it a perfect childcare option for the many employed in the immediate area. Ankeny is a growing city located in Polk County, Iowa, USA. It is a suburb of Des Moines known for its family-friendly environment, strong sense of community, and excellent school system. Ankeny has a thriving economy with a diverse range of businesses and industries. The city offers a variety of recreational activities, parks, and outdoor spaces, making it attractive for outdoor enthusiasts. Ankeny also has a vibrant arts and culture scene and numerous dining and shopping options. With its strategic location and strong infrastructure, Ankeny continues to be a popular choice for residents and businesses alike.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown