

# For Sublease

**DENNY ELWELL COMPANY**  
Commercial Real Estate & Development

## RETAIL FORMER SALON SPACE



**Kohl's Plaza**  
1701 SE Delaware Ave  
Ankeny, Ia 50021

- Suite 150 Available For Sublease Through July 31, 2030
- Former Children's Hair Salon
- 1,779 SF
- \$15.50 PSF, NNN
- Excellent Visibility and Access
- Located on the Main Entrance of Kohl's & Best Buy, Cross Easement to Target, Menard's, Slumberland, PetSmart, Michael's, Five Below, and Goodwill



**CARSON HUGHES**  
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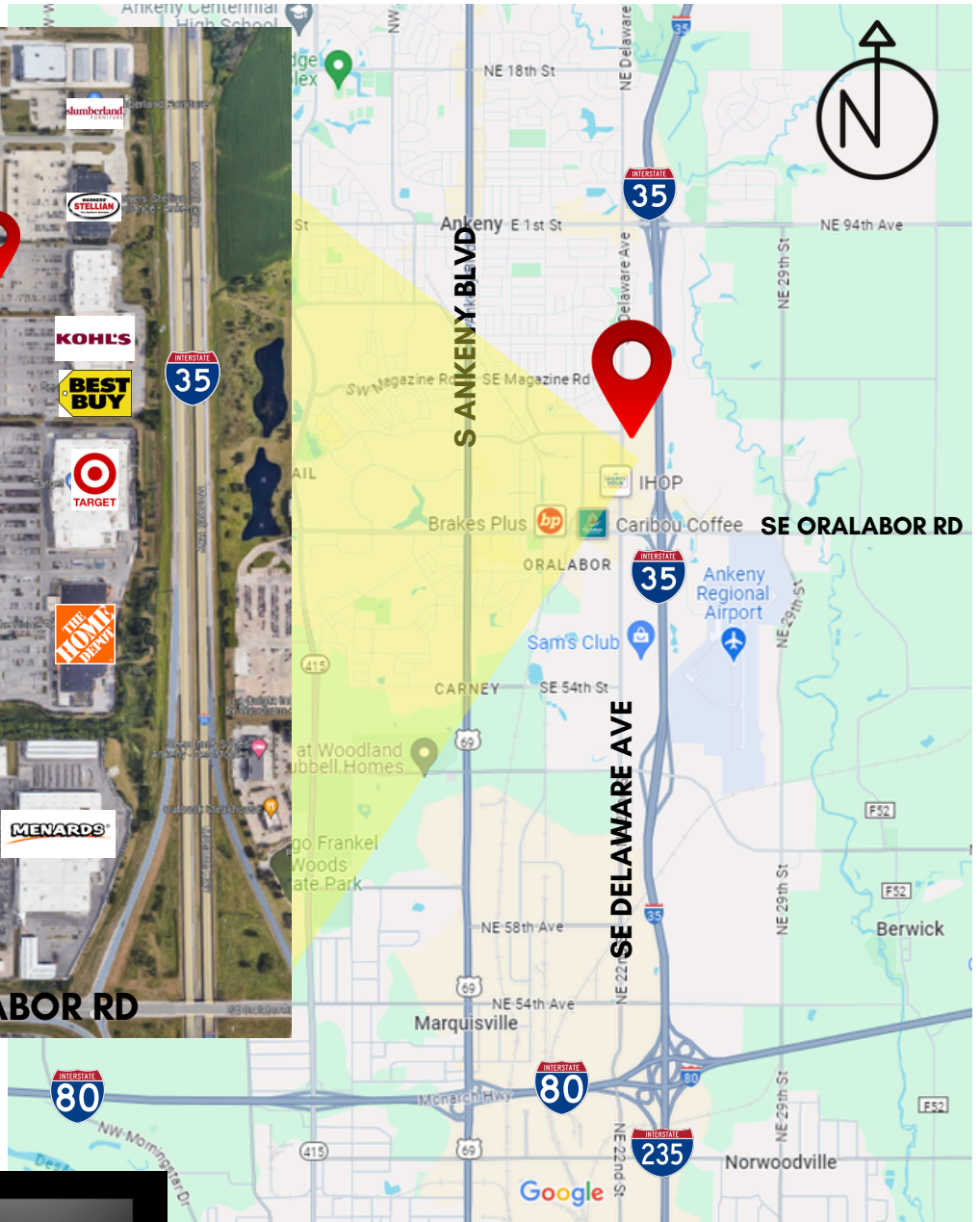
2401 SE Tones Dr Suite 17 Ankeny, Iowa 50021

The information contained herein is deemed reliable but not guaranteed by  
Denny Elwell Company

Licensed to sell real estate in the state of Iowa

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**Traffic Counts**

**SE Delaware: 55,000 VPD**

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