

# For Lease

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

RETAIL/MEDICAL/OFFICE/  
RESTAURANT



**Delaware Centre I & II**  
1802-2010 SE Delaware Ave  
Ankeny, Iowa 50021

- **Suite 215:** 13,463 SF Junior Box  
\$16.00 PSF/NNN
- **Suite 111:** 2,702 SF Retail/Medical/Office  
\$17.00 PSF/NNN *Lease Pending*
- **Suite 252:** 4,750 Retail Space  
\$17.00 PSF/NNN
- High Traffic Count: 48,400 VPD
- Regional Retail Area: 2 Million SF within 1 Mile Corridor
- TJ Maxx Anchor
- Excellent Visibility
- Abundant Parking
- Just off I-35, Exit 90
- Monument Sign



[dennyelwellcompany.com](http://dennyelwellcompany.com)

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1802-2010 SE Delaware Ave  
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**IowaRealty**  
Iowa's Largest

TERIYAKI HOUSE

Christopher & Banks

WEST SIDE DANCE ACADEMY

**MATTRESS FIRM**

maurices

DEC

**T.J. maxx**

AVAILABLE SUITE 214  
13,465 SF

**SHOE CARNIVAL**

EGG BISTRO

FIT PHARM

HERNANDEZ MEXICAN BAR & GRILL

IOWA NAILS

CHINA BUFFET

GameStop

SUPER CUTS

AVAILABLE SUITE 252  
4,750 SF

**Traffic Counts**

SE Delaware: 55,000 VPD

I-35: 70,300 VPD



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