

For Lease

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



**RETAIL**  
FORMER SALON SPACE

Grand Pointe  
1805 SE Delaware Ave  
Ankeny, Ia 50021

- Suite 800 Available
- 2,093 Office/Retail @ \$24.00 PSF/NNN
- Former Salon/Spa
- Open Ceiling
- Expansive Window Line
- Wheelchair Accessible
- Fastest Growing Area of Ankeny
- Strong Retail Corridor
- Co-Tenancy Includes: America's Best, The Men's Wearhouse, US Cellular, Milan Laser, Onemain Financial, and Starbucks



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

515-964-1587

Carson Hughes

515.314.9146

[CHughes@DennyElwellCompany.com](mailto:CHughes@DennyElwellCompany.com)



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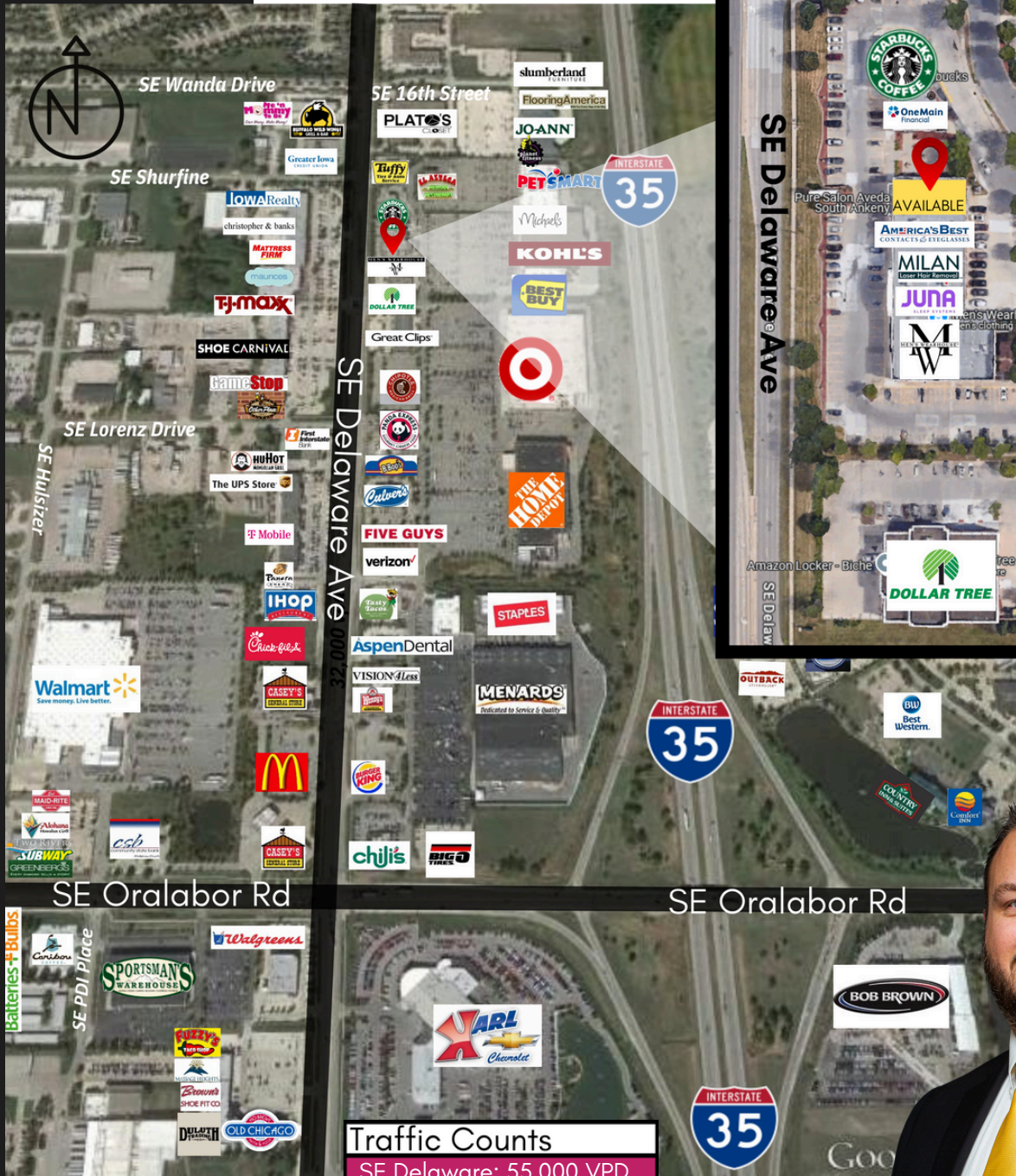
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**Traffic Counts**  
SE Delaware: 55,000 VPD  
I-35: 70,300 VPD



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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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