

For Sale or Lease

DENNY ELWELL COMPANY  
Commercial Real Estate & Development

INVESTMENT PROPERTY



1850 SW Plaza Shops Lane  
Ankeny, Iowa 50023

- Suite D Available
- 1,783 SF @ \$22.00 PSF/NNN
- Reception, 8 Private Offices, Breakroom, and 2 Restrooms
- 6,784 SF Three-Tenant Building
- Located West of HyVee in Prairie Trail Area
- Upscale Finishes and Ample Parking for the Complex
- SALES PRICE: \$2,050,000  
6% Rate of Return



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

515-964-1587

Darcy Gill  
515.238.5793

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



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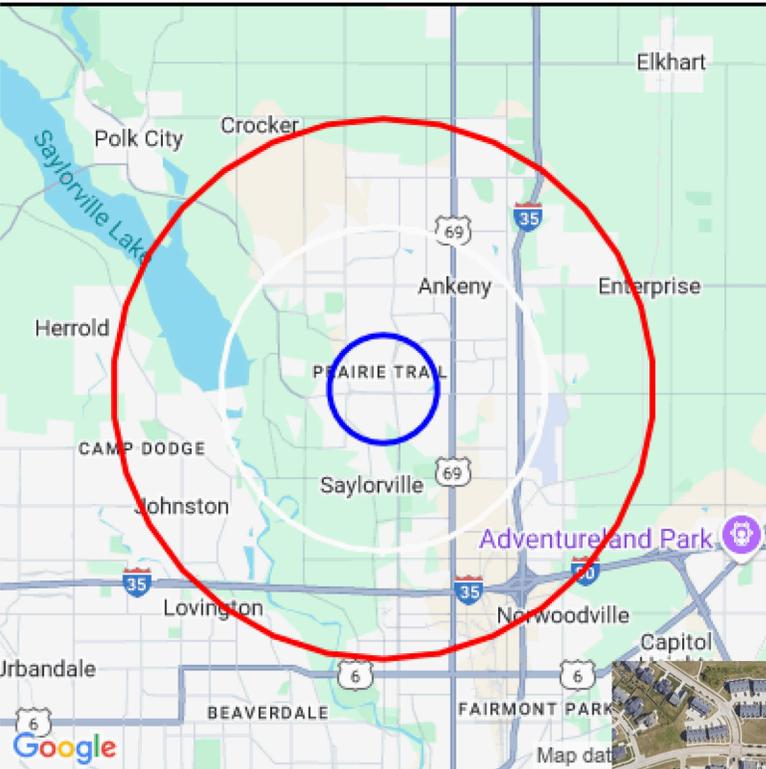
## 1850 SW Plaza Shops Ln



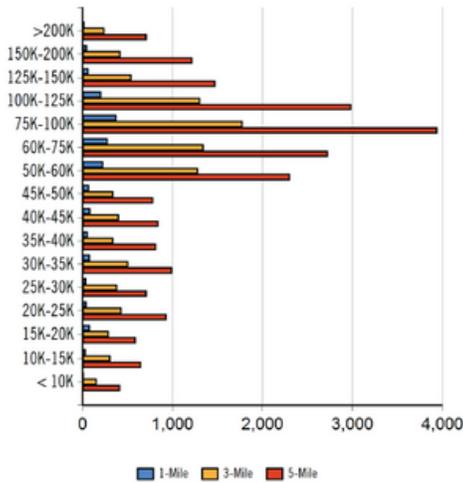
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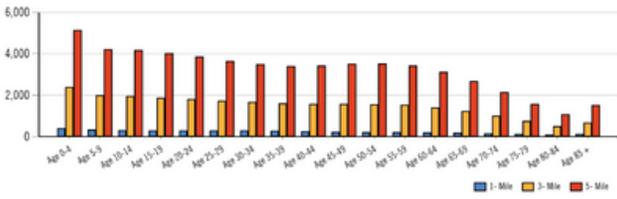
### Demographic Report



### Household Income



### Population by Distance and Age (2020)



## 1850 SW Plaza Shops Ln

### Population

| Distance | Male   | Female | Total  |
|----------|--------|--------|--------|
| 1- Mile  | 2,157  | 2,184  | 4,342  |
| 3- Mile  | 13,447 | 13,521 | 26,968 |
| 5- Mile  | 28,574 | 29,532 | 58,105 |



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MOODY'S ANALYTICS | Catalyst

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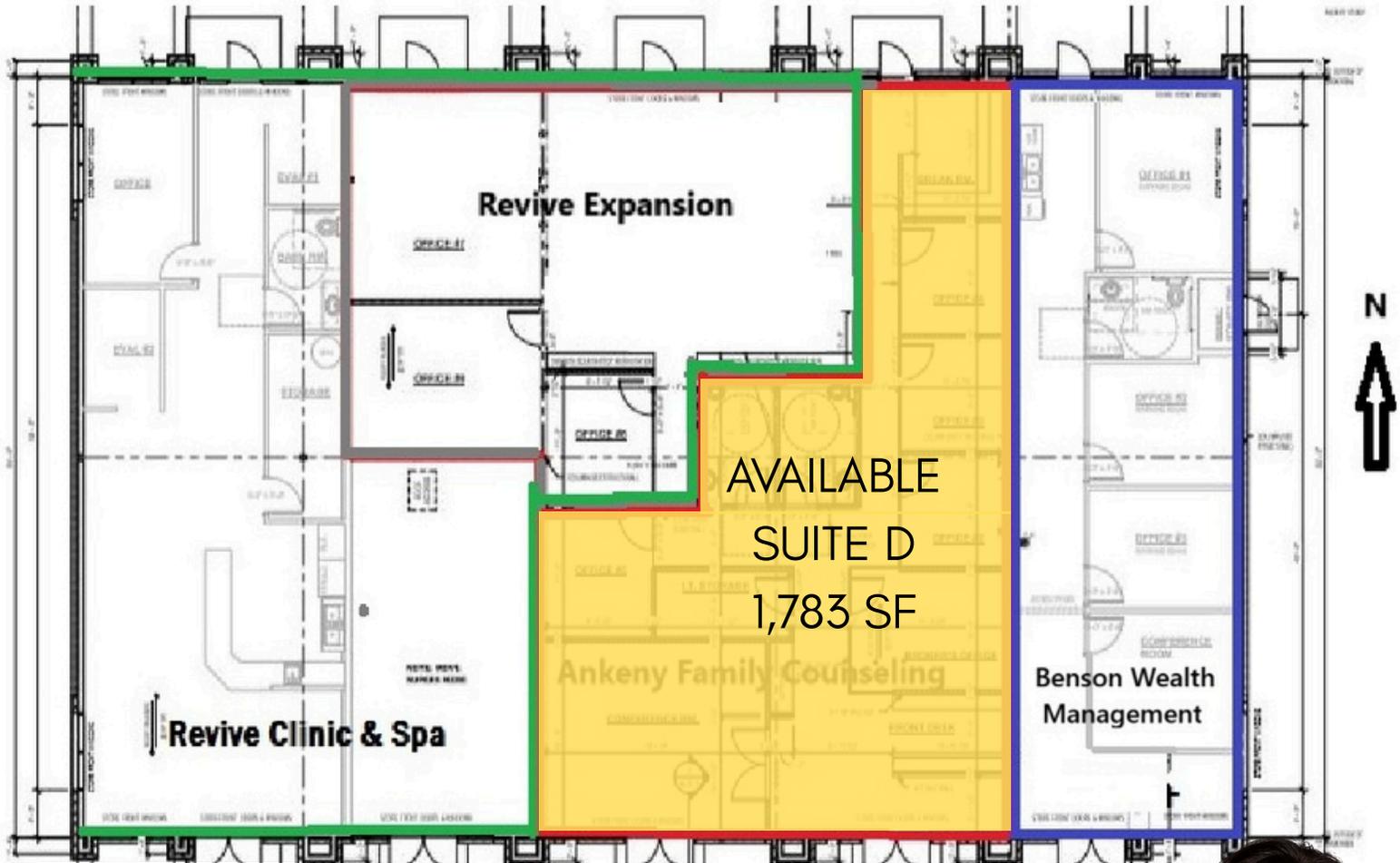
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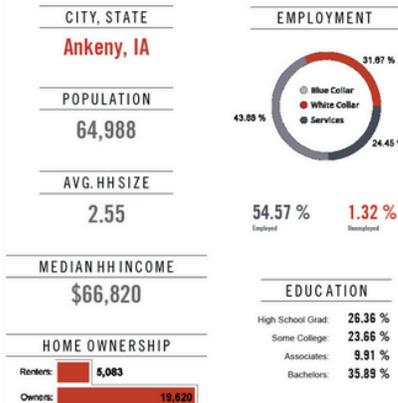
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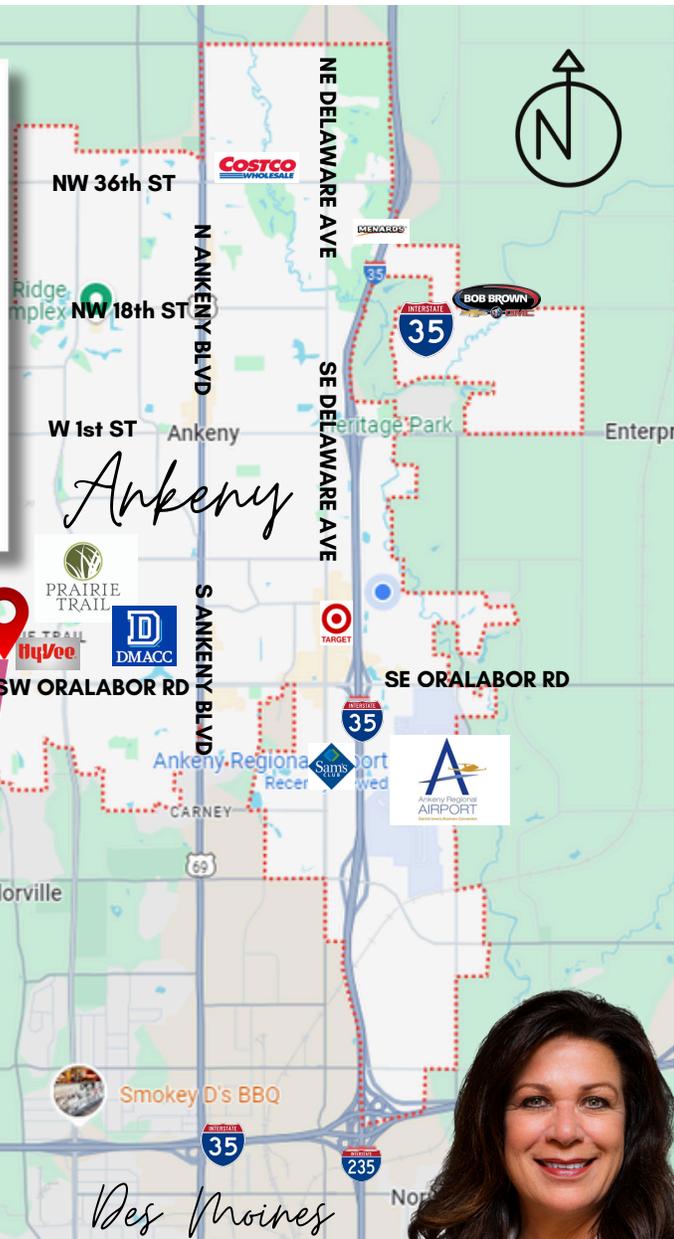
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## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1850 SW Plaza Shops Ln, Ankeny, IA 50023



## Catylist Research



**Traffic Counts**  
SW ORALABOR RD  
& SW STATE ST  
19,900 VPD



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