

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

515-964-1587

Darcy Gill
515.238.5793

DGill@DennyElwellCompany.com



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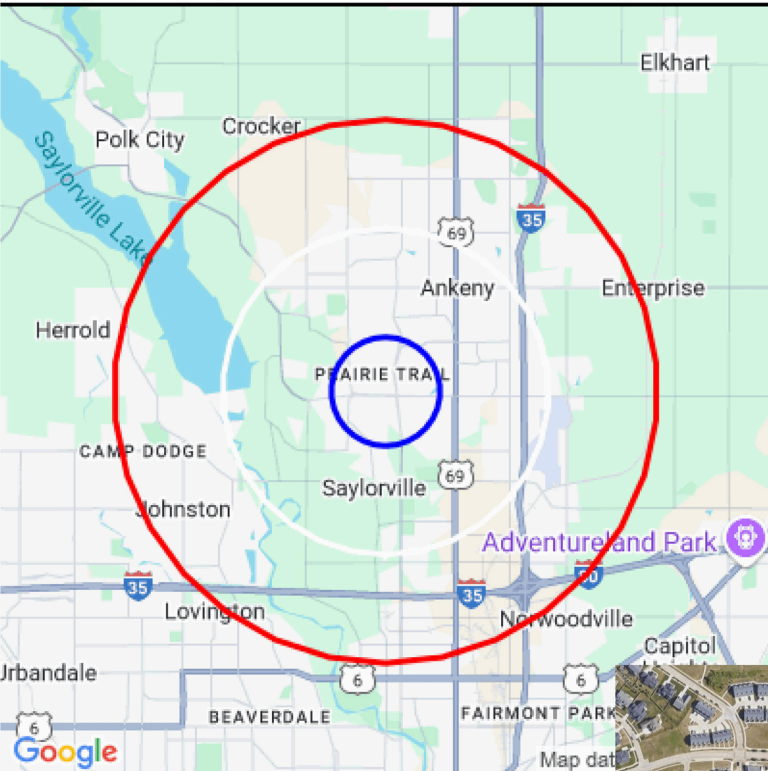
1850 SW Plaza Shops Ln



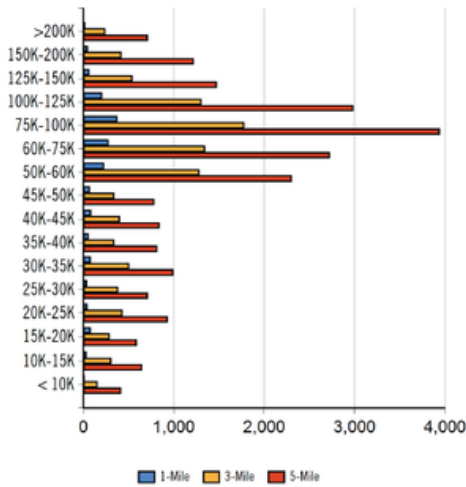
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2401 SE Tones Dr, Suite 17 Ankeny, IA 50021 | 515-964-1587

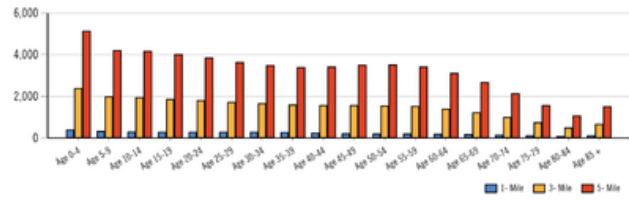
Demographic Report



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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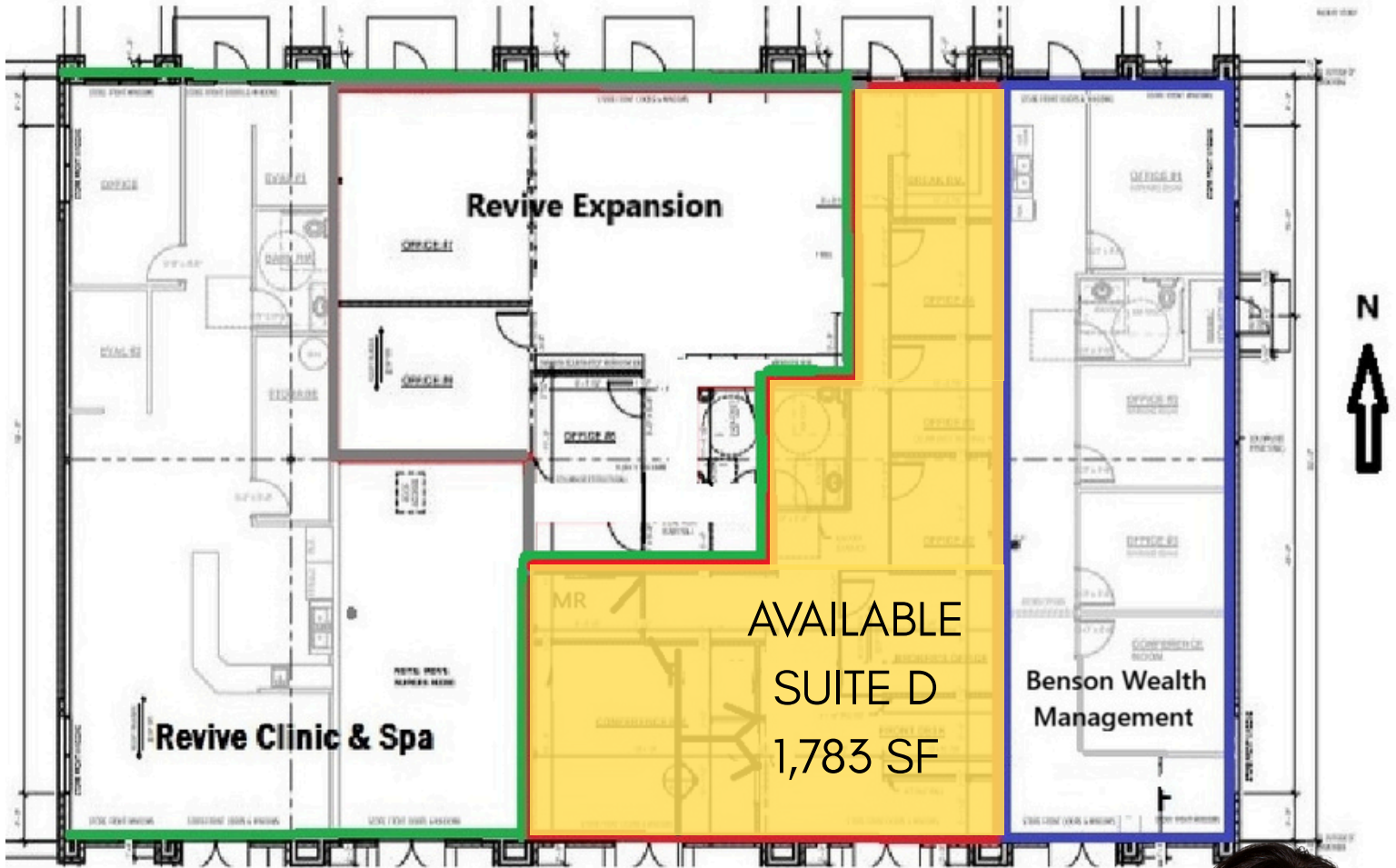
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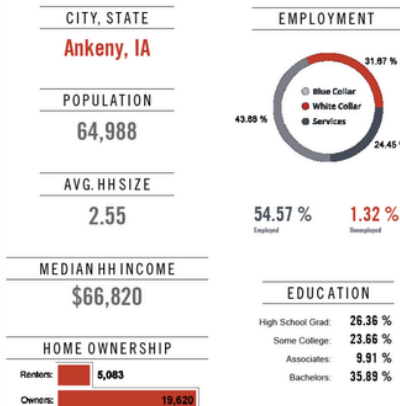
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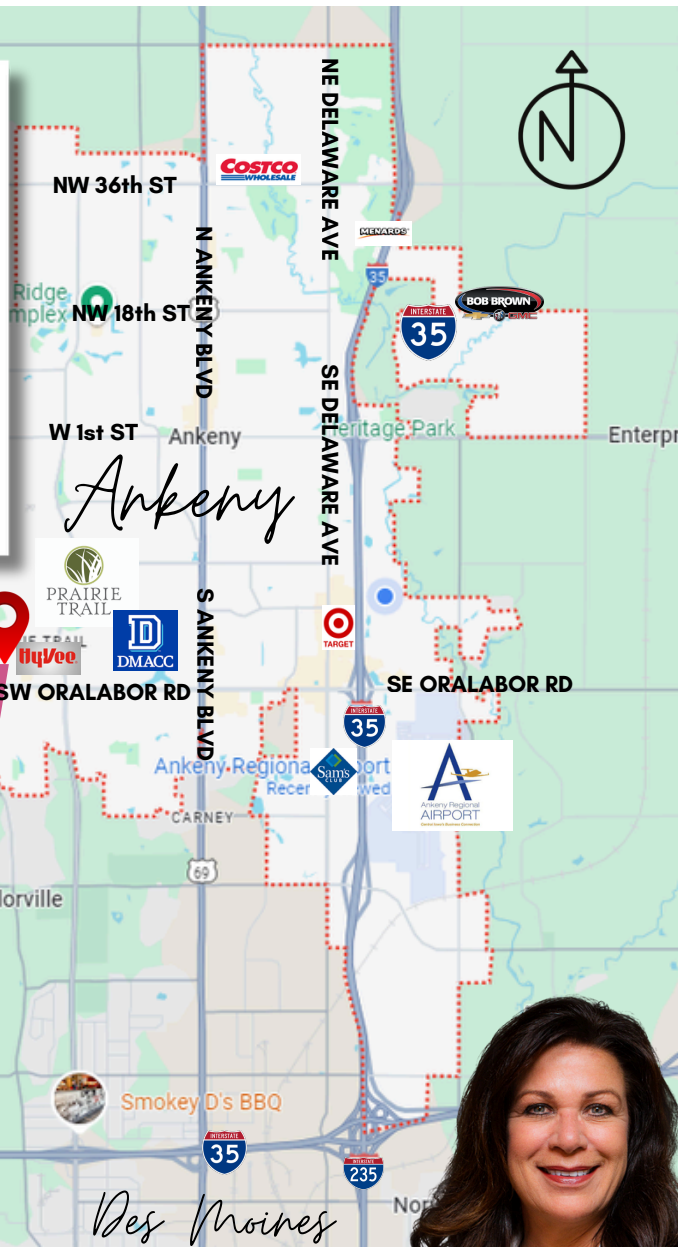
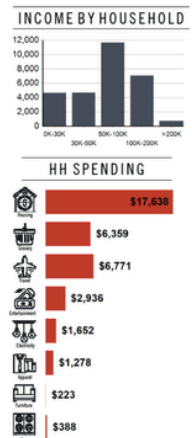
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Location Facts & Demographics

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



Catlyst Research



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



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