

Crossroads Shopping Center

2732 Delaware Ave., Ankeny, Iowa

DENNY EIWELL COMPANY
Commercial Real Estate & Development



Retail Space 1,400 SF & Up

SPORTSMAN'S WAREHOUSE

WALGREENS



- Up to 4,000 SF available for Restaurant
- 35,125 SF Retail Complex
- 229 Parking Spaces
- Cross Easement to Sportsman Warehouse and Walgreens
- Located within a Regional Retail area to include Wal-Mart, Target, Kohl's, Menards & TJ Maxx
- Vanilla Box Finish

For More Information

515.964.1587

www.dennyelwellcompany.com

2401 SE Tones Drive, Suite 17, Ankeny, Iowa

2732 Delaware Ave. Ankeny, Iowa

Market Facts

	5 Mile Radius	7 Mile Radius	9 Mile Radius
Population	43,912	117,230	220,381
Households	16,916	45,529	86,529
Median Household	\$65,269	\$60,092	\$48,832

Traffic Count: 26,000 per day
Interstate 35 North & South Bound: 66,000/day



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