




KETTLESTONE CENTRAL NEIGHBORHOOD RETAIL CENTER



Lease Rate:
Negotiable

 SE TALLGRASS
LANE, WAUKEE,
IA 50263

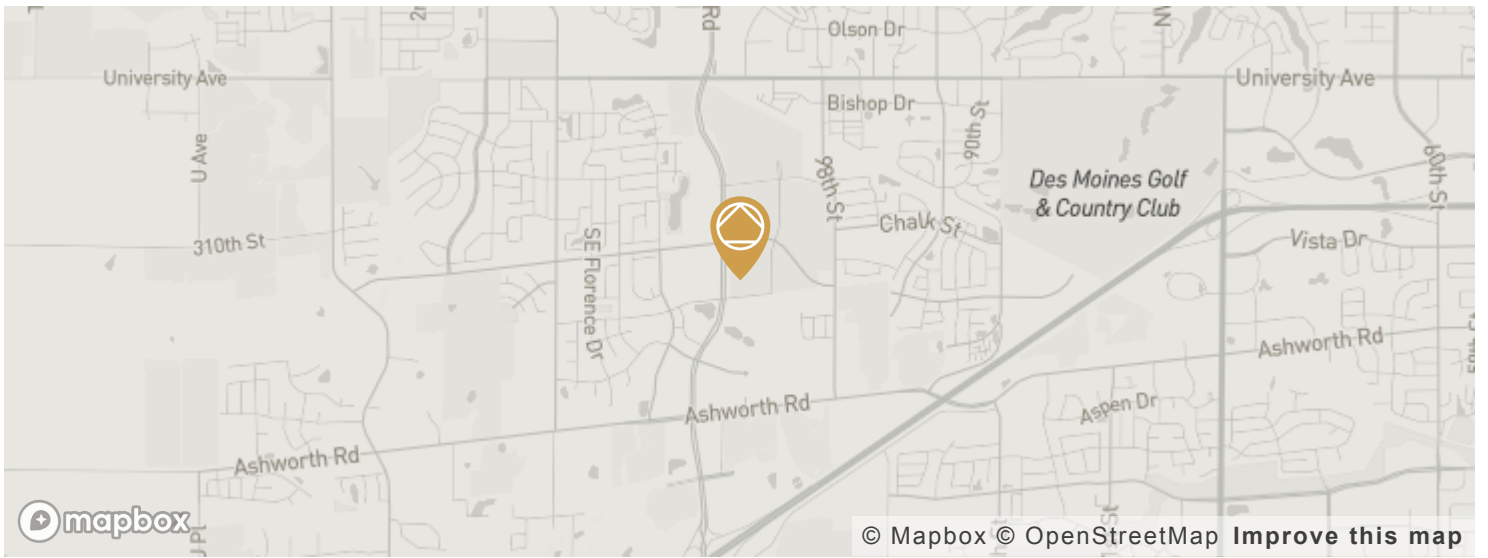
 1,500-16,000SF

 RETAIL

1,500 - 16,000 SQ FT of new retail space available in Kettlestone Central adjacent to Grand Prairie Pkwy in Waukee. Kettlestone Central is set to become one of the Midwest's most notable mixed use developments.

The 164 acre Kettlestone Central project will welcome hundreds of thousands of visitors each year and be home to thousands of residents living within one of the planned residential multifamily projects. The 2023 construction season marked the beginning of several projects within Kettlestone Central, including one of the largest youth sports facilities in the Midwest, home to All Iowa Attack. Additionally, multifamily housing units are planned within the development to accommodate the city of Waukee's rapid expansion and significant housing demand.

Projects already underway within the immediate proximity include UnityPoint Health and Iowa Clinic who have both begun construction on their respective facilities and are located directly south and west of Kettlestone Central. Other notable businesses and developments in the adjacent area include KeeTown Loop with Live



DEMOGRAPHIC DETAILS

POPULATION	2 MILES	5 MILES
Total Population	25,063	97,581
Average Age	33.4	35.1
Total Employees	4,243	55,883
College Graduate+	57%	57%

HOUSEHOLDS & INCOME	2 MILES	5 MILES
Total Households	9,728	38,140
Owner Occupied Housing	67.80%	67.80%
Average Household Income	\$124,586	\$125,911



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LISTING AGENTS



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