



CALIBER COMPANY



KETTLESTONE
CENTRAL

FOR LEASE

JUSTIN WASHBURN
515.238.4528
justin.washburn@calibercompany.com
Licensed in IA

JULIANAH LOUSCH
515.249.9260
julianah.lousch@calibercompany.com
Licensed in IA



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PROPERTY DESCRIPTION

Discover 1,750 – 16,000 SQ FT of brand new, retail space now available for preleasing. Kettlestone Central is one of the Midwest's most notable mixed use developments. Located in the heart of Waukee, IA at the intersection of Grand Prairie and Westtown Parkway, the 164 acre Kettlestone Central neighborhood will welcome hundreds of thousands of visitors each year and be home to thousands of residents living within one of the planned residential communities.

Beyond its vibrant residential offerings, Kettlestone Central stands out with an impressive lineup of neighboring businesses that enhance the area's appeal. Other notable businesses within the area include UnityPoint Health and Iowa Clinic, which recently completed new medical facilities directly south and west of Kettlestone Central. Other notable businesses and developments in the adjacent area include Kee Town Loop with Vibrant Music Hall (Live Nation), Holmes Murphy, Waukee Town Center, and Cove at Kettlestone.

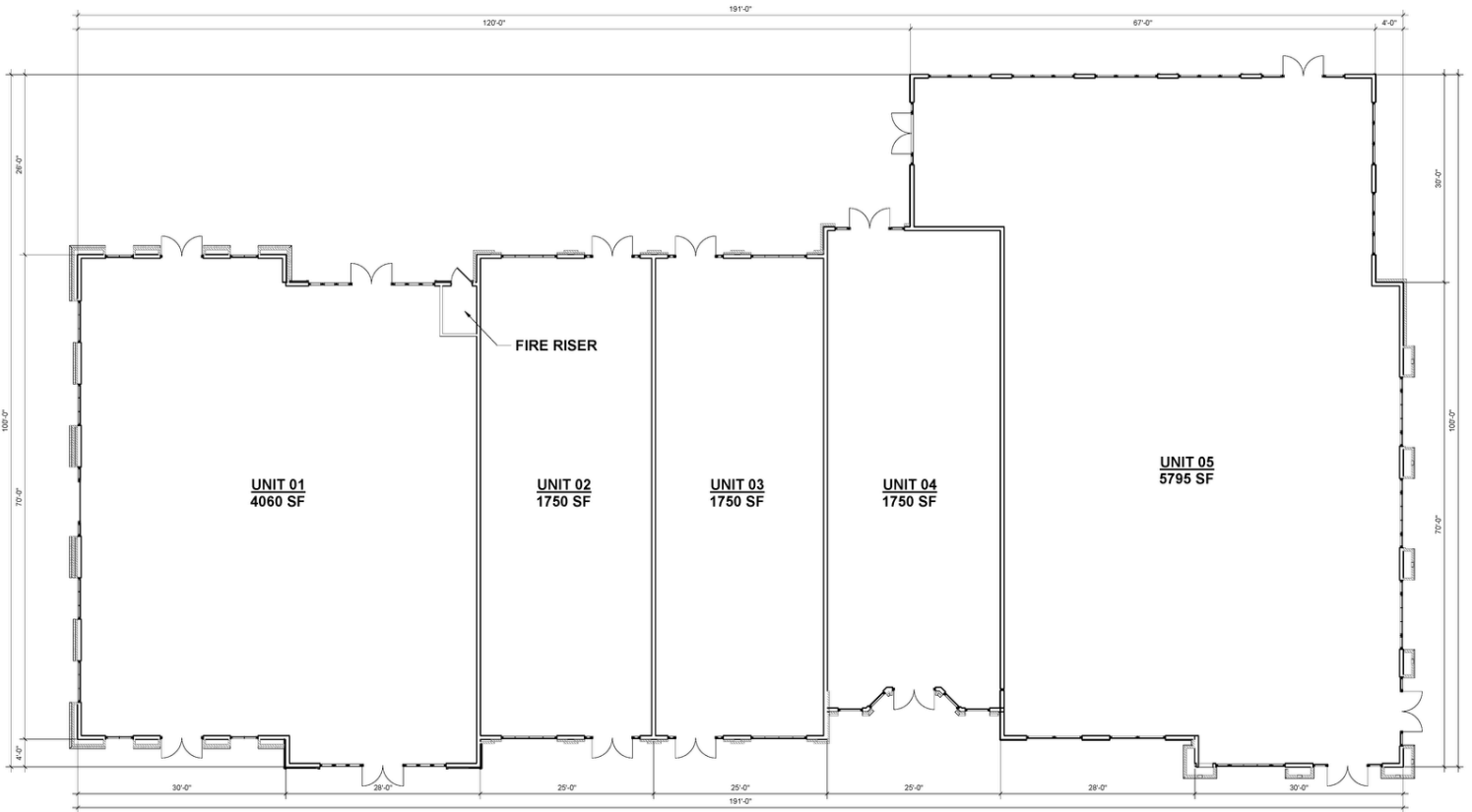


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OFFERING SUMMARY

NNN Lease Rate:	Negotiable
Available SF:	1,750-16,000 SF

FLOOR PLAN

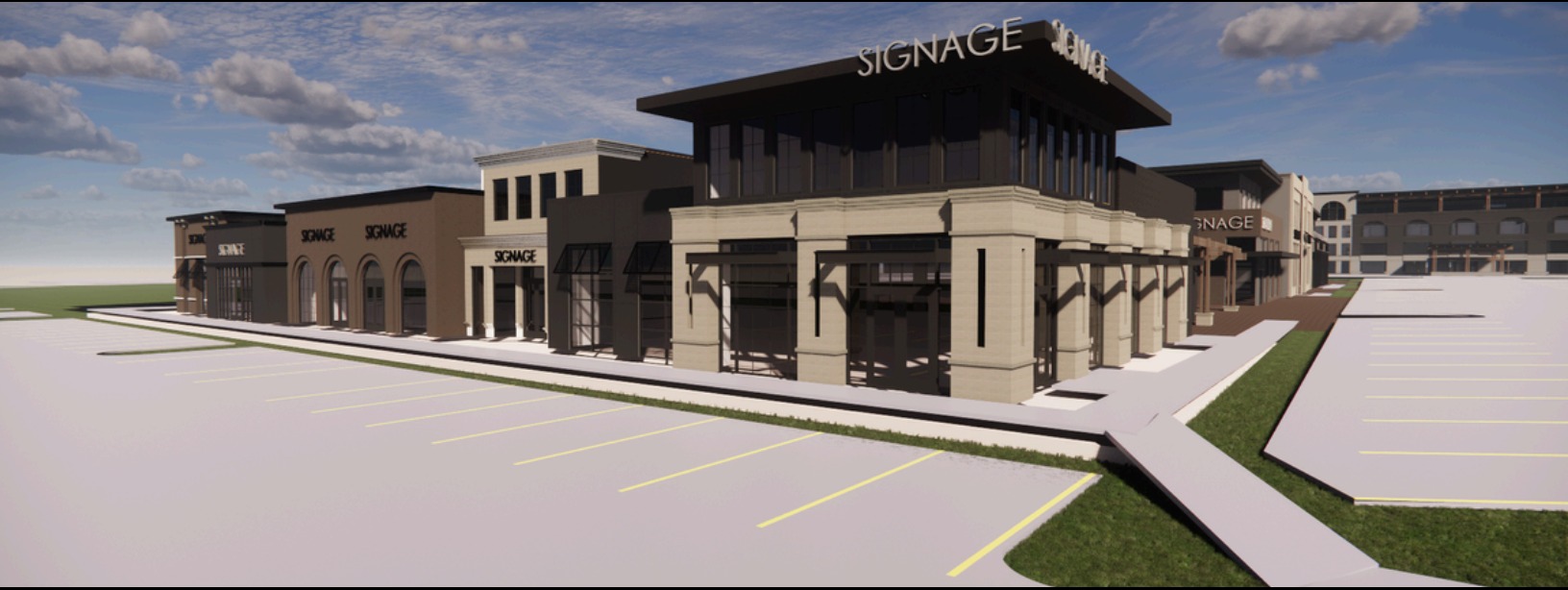


1 1ST FLOOR
SCALE: 1/8" = 1'-0"



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RENDERINGS





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KETTLESTONE CENTRAL

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 HH Income	\$124,586	\$125,911

Source: ESRI 2020 Estimates

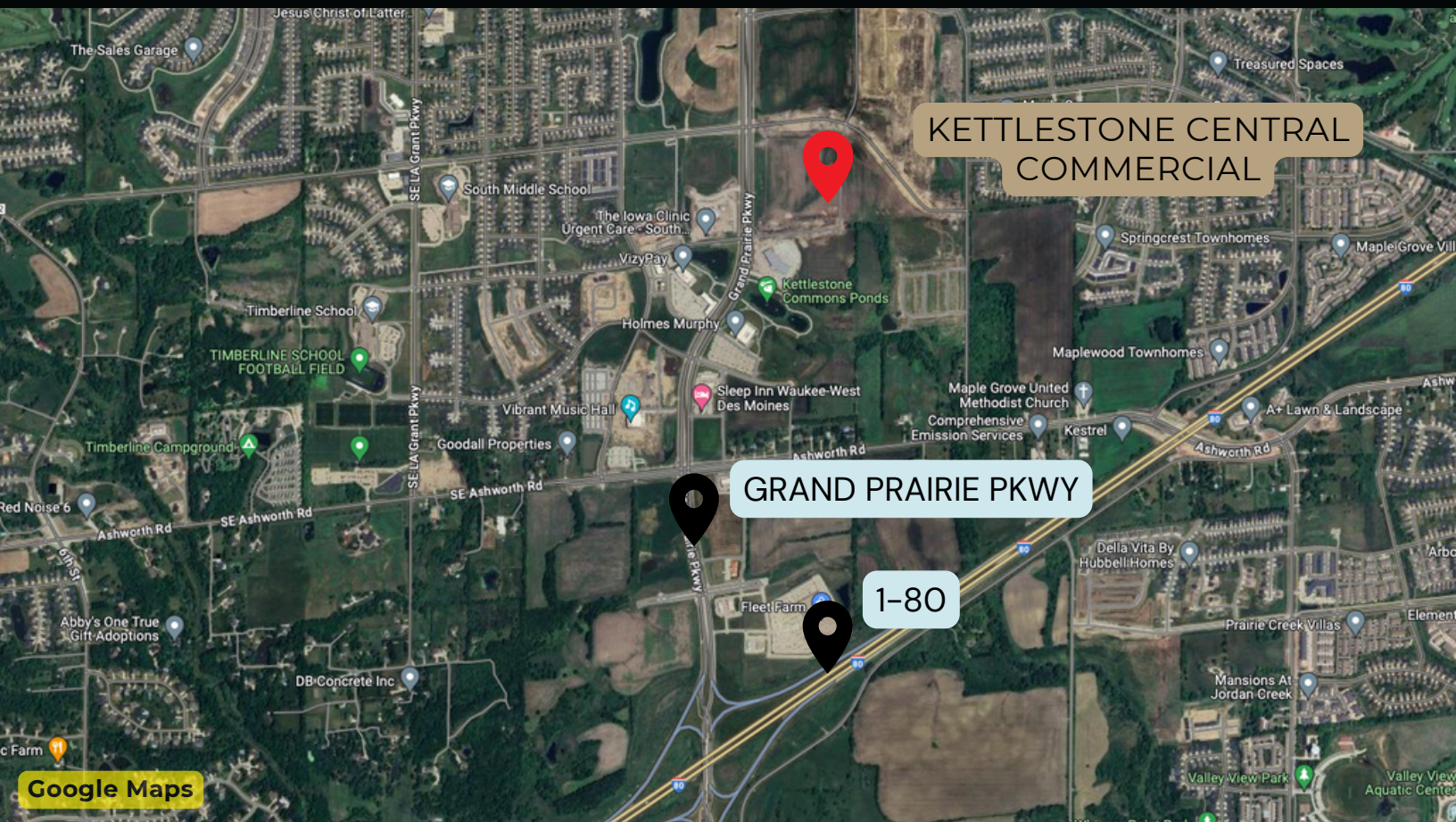


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CLOSE UP BIRDSEYE VIEW



BIRDSEYE VIEW





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CITY OF WAUKEE DEMOGRAPHICS

According to waukee.org, Waukee is known for its hometown feel, well-educated and skilled workforce, safe and connected neighborhoods and excellent school system. Just 15 minutes to downtown Des Moines, Waukee is a rapidly growing community with broad access to diverse workforce, key transportation lines and big city offerings. In addition, we're growing great amenities right here in our city, making it a highly desirable place to live, work and play.



Population: 27,554



10,491 Households



City officials project that Waukee's population could reach 35,000 by the year 2030.



In May 2020, the U.S. Census Bureau named Waukee the fastest-growing (large) city in Iowa, based on population growth since 2010.

Household Income Distribution:

0 - \$25k	6%
\$25-\$50k	8%
\$50k-\$75k	16%
\$75k-\$100k	14%
\$100k +	55%



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LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN WASHBURN

justin.washburn@calibercompany.com

515-238-4528



SALES AGENT

JULIANAH LOUTSCH

julianah.loutsch@calibercompany.com

515-249-9260





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