

KETTLESTONE CENTRAL

FOR LEASE



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PROPERTY DESCRIPTION- FOR LEASE

Discover 1,653 – 15,000 SQ FT of new, commercial retail space now available.

Kettlestone Central is the Midwest's most notable mixed use development! Located in the heart of Waukee Iowa, 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. Located in the fastest growing city in Iowa, Kettlestone Central will attract over half a million visitors each year along with being home to approximately two thousand residents. A variety of commercial opportunities are available within Kettlestone Central. Whether you're seeking highly visible and walkable retail space, a modern medical facility, or a vibrant entertainment venue, Kettlestone Central provides the perfect canvas for your vision to become reality!

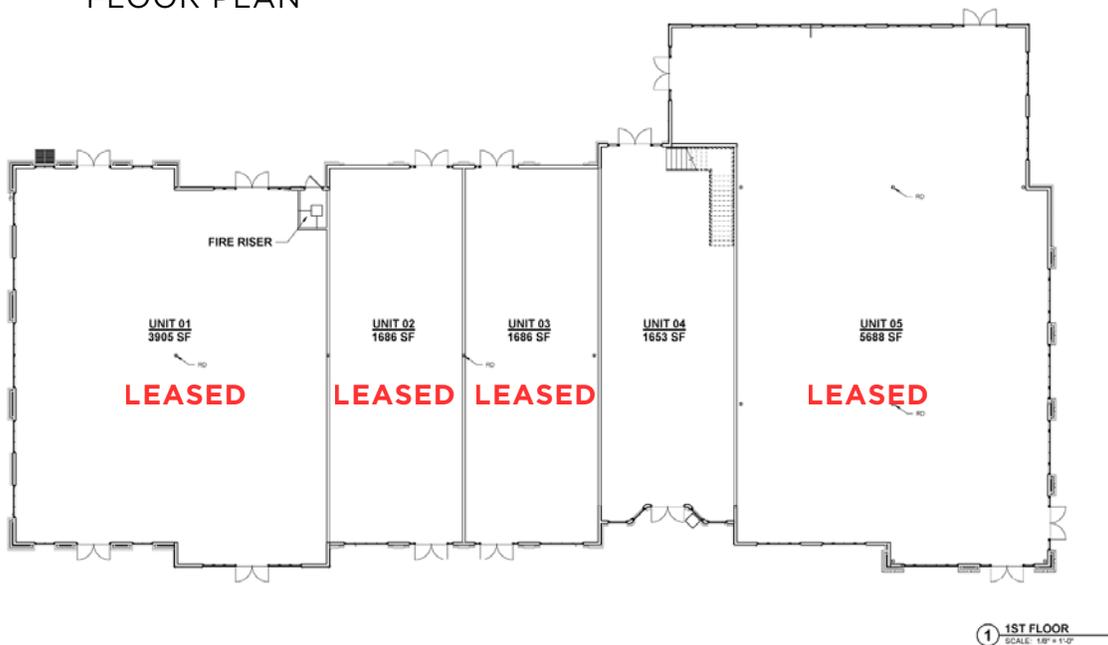


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BUILDING 1 OFFERING SUMMARY	
NNN Lease Rate:	Negotiable
Suite 1	LEASED
Suite 2	LEASED
Suite 3	LEASED
Suite 4	1,653 SF
Suite 5	LEASED

FLOOR PLAN



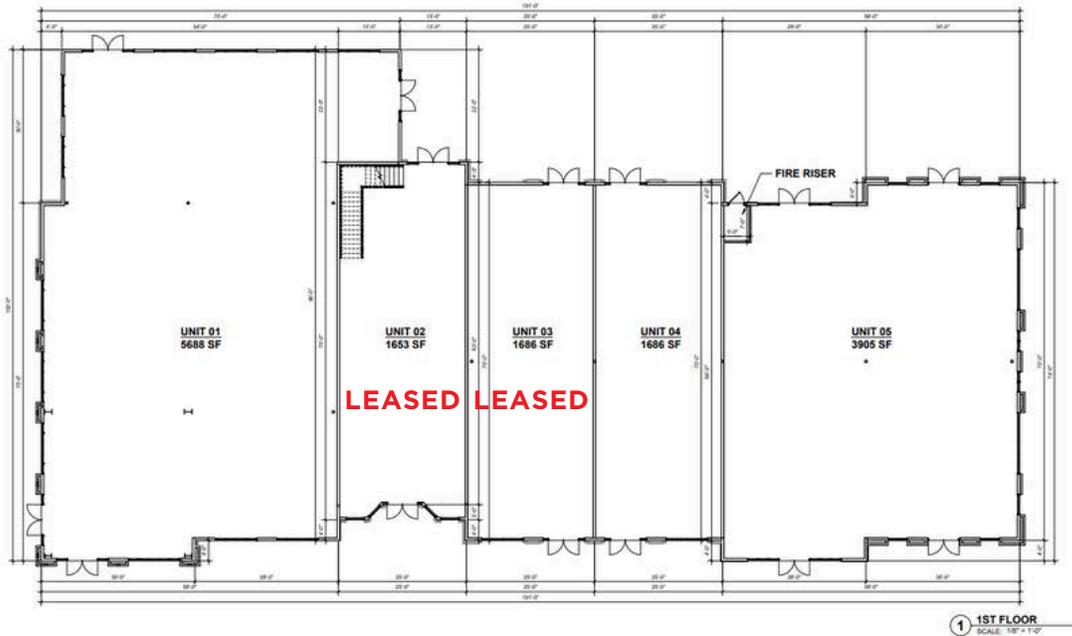


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BUILDING 2 OFFERING SUMMARY	
NNN Lease Rate:	Negotiable
Suite 1	5,688 SF
Suite 2	LEASED
Suite 3	LEASED
Suite 4	1,686 SF
Suite 5	3,905 SF

FLOOR PLAN





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SITE PLAN





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RENDERINGS





DEMOGRAPHICS

POPULATION	3 MILES	5 MILES
Total Population	69,365	118,300
Average Age	36.4	37.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES
Total Households	26,870	47,127
Median Home Value	\$309,534	\$314,806
Avg Household Income	\$117,665	\$122,299



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LISTING AGENTS



DIRECTOR OF REALTY

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COMMERCIAL AGENT

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