

FOR LEASE

WILLIAMS POINTE OUTLOT

1358 HICKMAN ROAD WAUKEE, IA 50263



PROPERTY DESCRIPTION

0.5 - 1.5 Acres available for ground lease or build to suit.

PROPERTY HIGHLIGHTS

- Great visibility to over 25,000+ vehicles per day
- Underground retention in place
- Great access and visibility from Hickman Rd
- Darin Ferguson is the owner and a licensed real estate agent in the state of Iowa

OFFERING SUMMARY

Lease Rate:	Negotiable
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Lot Size:	0.5 - 1 Acres
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DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	243	780	3,584
Total Population	782	2,197	10,090
Average HH Income	\$48,242	\$42,041	\$45,961



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MITCH PHILLIPS

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DARIN FERGUSON

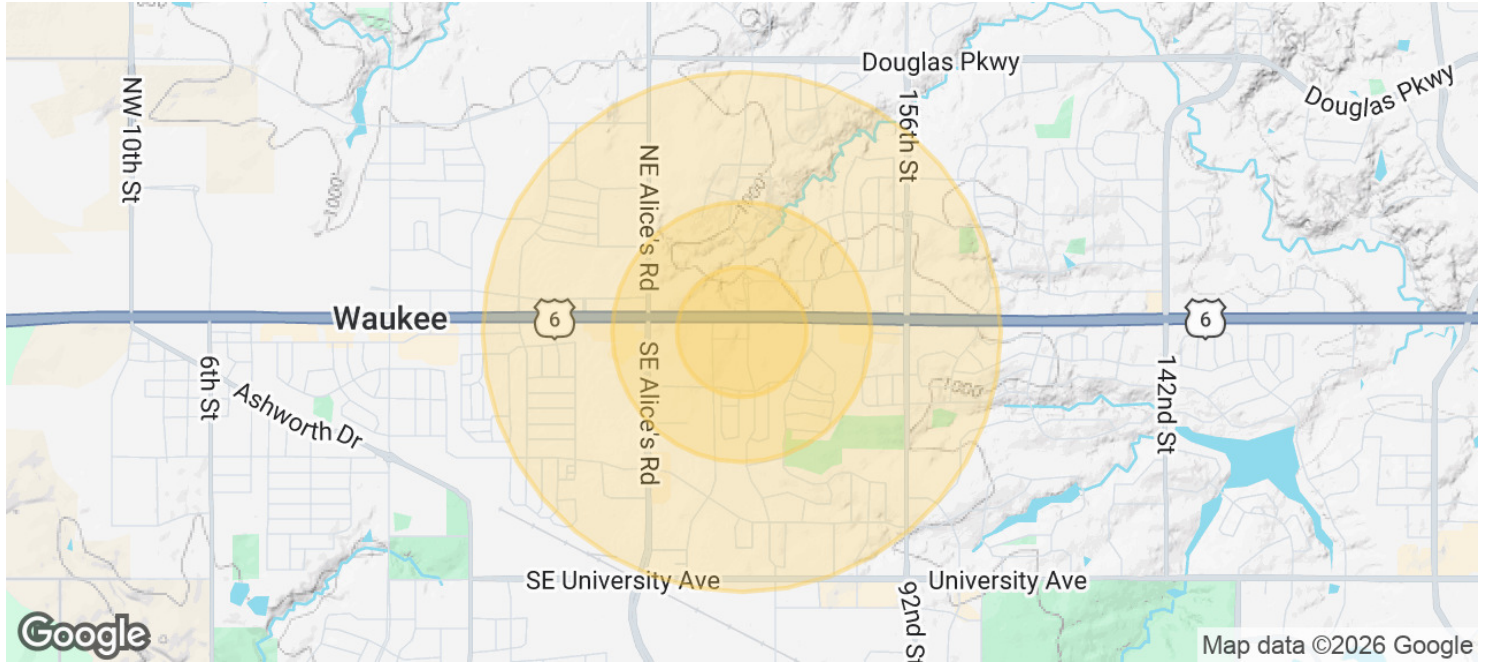
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FOR LEASE

1250 HICKMAN ROAD

1250 HICKMAN ROAD WAUKEE, IA 50263



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	782	2,197	10,090
Average Age	27.8	27.4	30.5
Average Age (Male)	23.1	22.4	29.0
Average Age (Female)	36.3	35.1	34.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	243	780	3,584
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$48,242	\$42,041	\$45,961



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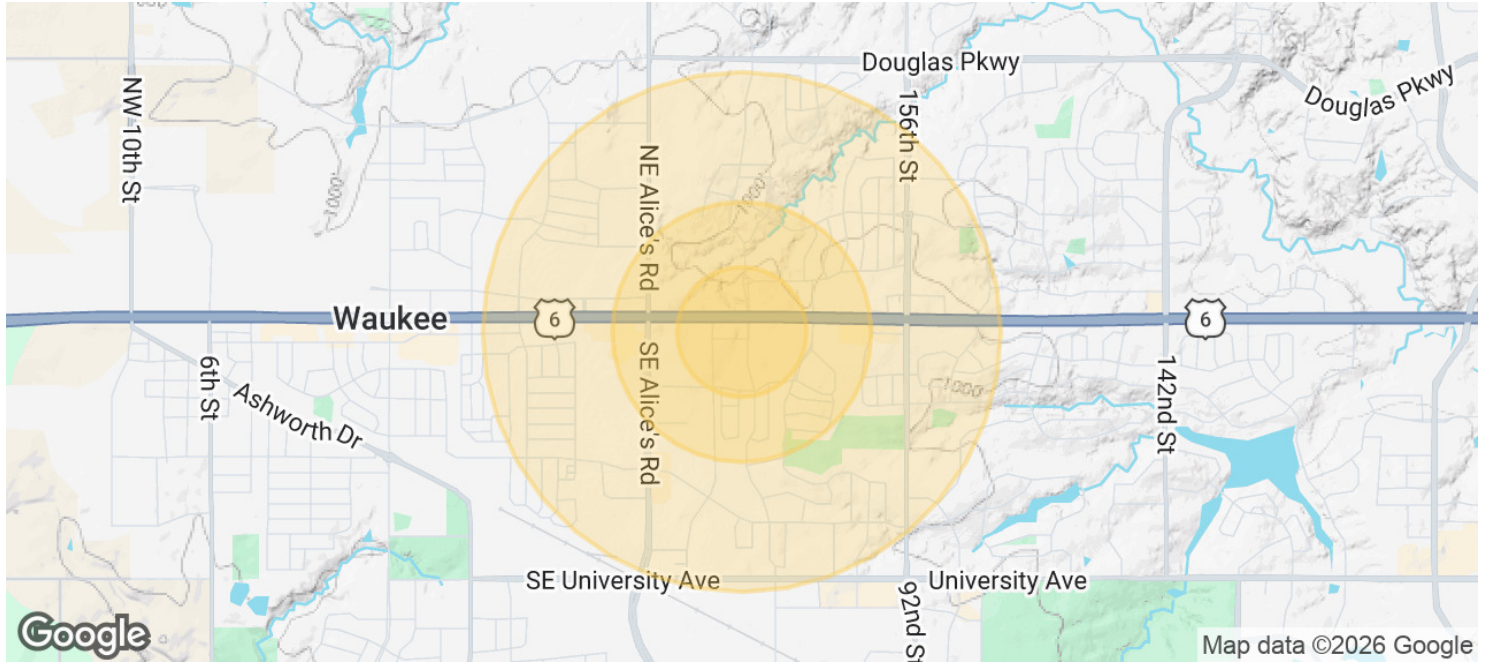
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1250 HICKMAN ROAD

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Average House Value

\$349,575

\$354,010

\$256,936

* Demographic data derived from 2020 ACS - US Census



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