

# KETTLESTONE CENTRAL



*The Center of it all*  
[www.kettlestonecentral.com](http://www.kettlestonecentral.com)

# THE GO-TO DESTINATION FOR LIVING & ENTERTAINMENT



## *You'll love it here.*

Located in the fastest growing corridor of the Des Moines metro, Kettlestone Central will attract over half a million visitors each year along with being home to approximately two thousand residents. Several projects are currently under construction or complete within the development including the All Iowa Attack Youth Sports Complex, Brick Towne Apartments, The Lofts at Kettlestone Central, Dancin' with Roxie, Kettlestone Central Townhomes, Iowa Ortho Medical Clinic, and Kettlestone Neighborhood Retail.

UnityPoint Health and Iowa Clinic 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.



# Kettlestone Central

## Commercial For Lease

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1,250 – 15,000 SQ FT of Commercial Space!

Kettlestone Central is a premier 164-acre mixed-use town center development in Waukee, Iowa—strategically located at the intersection of Grand Prairie and Westtown Parkway. Designed for visibility, walkability, and high traffic, the commercial district offers a range of spaces ideal for retail, medical, office, or entertainment uses. With thousands of nearby residents and over 500,000 annual visitors, Kettlestone Central is the perfect setting to position your business in Iowa's fastest-growing city.

[www.kettlestonecentral.com](http://www.kettlestonecentral.com)

***Inquire for pricing!***

### **Listing Agents:**

Justin Washburn | 515.238.4528

Julianah Rodgers | 515.249.9260



# Site plan





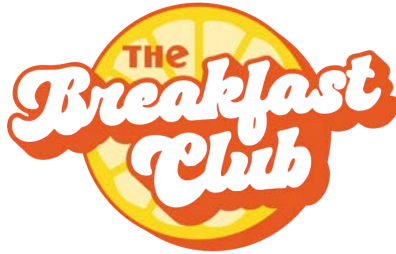
## DWR



We're proud to welcome Dancin' with Roxie—a premier dance studio with a strong regional presence—to Kettlestone Central.

[www.dancinwithroxie.com](http://www.dancinwithroxie.com)

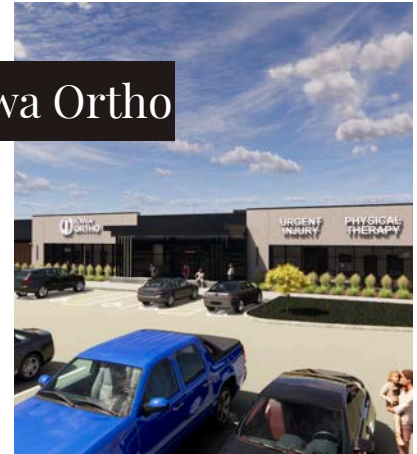
## Breakfast Club



We're excited to welcome The Breakfast Club as the first restaurant to lease space in Kettlestone Central. This vibrant, retro-inspired brunch spot will occupy 3,905 SF in our first commercial building.

[thebreakfastclubusa.com](http://thebreakfastclubusa.com)

## Iowa Ortho



Iowa Ortho has purchased 2 acres within Kettlestone Central to develop a state-of-the-art orthopedic and sports medicine facility.

[www.iowaortho.com](http://www.iowaortho.com)

## Food Hall



Kettlestone Social is a vibrant two-story food hall, featuring diverse food vendors, outdoor pickleball courts, yard games, duckpin bowling, and an arcade. We're so excited to welcome this concept to Kettlestone Central.

[www.kettlestonesocialwaukee.com](http://www.kettlestonesocialwaukee.com)

## Express Dental



We're excited to welcome Express Dental to Kettlestone Central. This modern dental clinic will occupy 1,686 SF in Building 2, bringing high-quality dental care and a welcoming environment to the community.

## Divine Nail Bar



Divine Nail Bar is bringing its upscale, relaxing nail and head spa experience to Kettlestone Central. Occupying 3,376 SF in Building 1, this beautiful salon will offer a full range of nail services in a stylish and comfortable setting.



This must be the place.

# New Entertainment Food Hall!

Kettlestone Social is a one-of-a-kind food hall that will be Des Moines premier entertainment destination with diverse food offerings, a large sports themed bar, arcade/outdoor games, and an unparalleled outdoor experience.

These offerings will appeal to all ages, demographics, and out of town guests. While Waukee features some of the most desirable demographics in the state, the community remains underserved in entertainment options- making it a prime location for this new concept.



### All Iowa Attack Basketball Facilities

# Projected to attract more than 500,000 visitors annually...

The Iowa Youth Athletic Foundation (IYAF) is a non-profit organization committed to providing youth with opportunities in athletics, promoting personal growth and healthy lifestyles. Constructing a basketball facility for IYAF serves to centralize and secure basketball activities, expand programs, and foster community and support among participants. It's an investment in youth development, facilitating skill-building, teamwork, and positive social interactions.

The Kettlestone Central Sports Complex features two 70,000 SF state-of-the-art fieldhouses. The two fieldhouses will contain 12 total basketball courts or 18 total volleyball courts with nightly use and national weekend events. In addition to the 12 courts, the complex will feature a world-renowned outdoor basketball park..



# Living at Kettlestone Central

*A vibrant community blending luxury homes and lifestyle convenience*

—— FOR SALE **Contact:** Hannah Reysack | 515.210.5294



—— FOR LEASE **Contact:** Jeromey Bowmar | 515.271.9096





# Kettlestone Central

## Demographic Details

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



# 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.

### Household Income Distribution:



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.

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



*You'll Love it here.*

## Nearby Businesses





# CALIBER

COMPANY

## Contact Information

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