

The Cove at Kettlestone Land

1176-1196 SE University Avenue
Waukee, Iowa 50263

Development Land

The Cove at Kettlestone is a newly constructed multi building retail center on the University Avenue commercial corridor in Waukee, Iowa. The center features modern design, expansive window lines and significant parking. Join Central Standard, CHIC Nail Salon, Marco's Pizza, Advanced Chiropractic & Acupuncture, CityRow and Dunn Brother's Coffee.

[CLICK HERE FOR PROPERTY VIDEO](#)

Available Space

+ 3.59 Acres

Sale Price

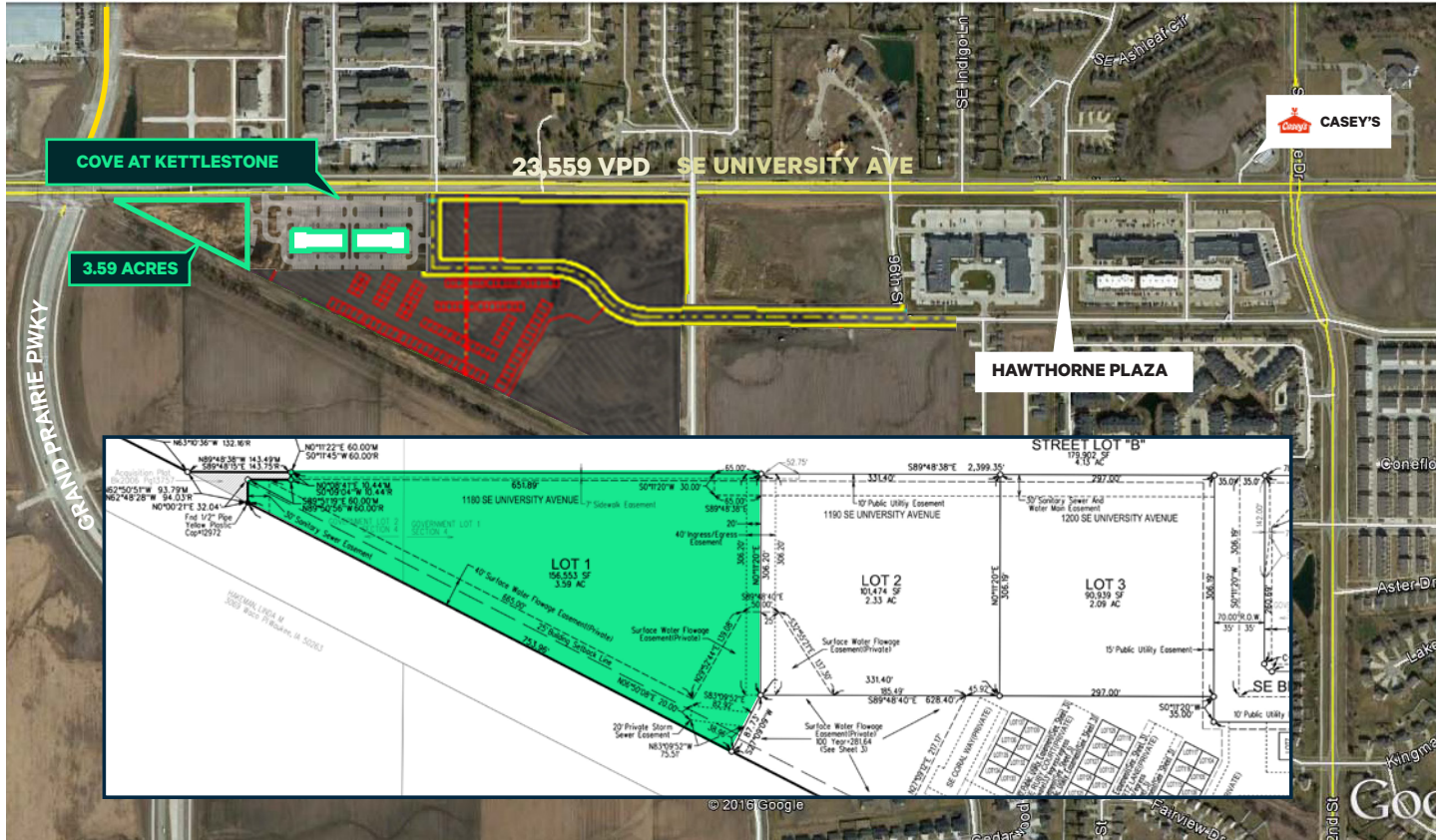
+ \$14.50 PSF / \$2,267,515

Location

- + 2 minutes from new Grand Prairie Parkway I-80 exit
- + Traffic Counts
 - 23,559 vpd on University Avenue

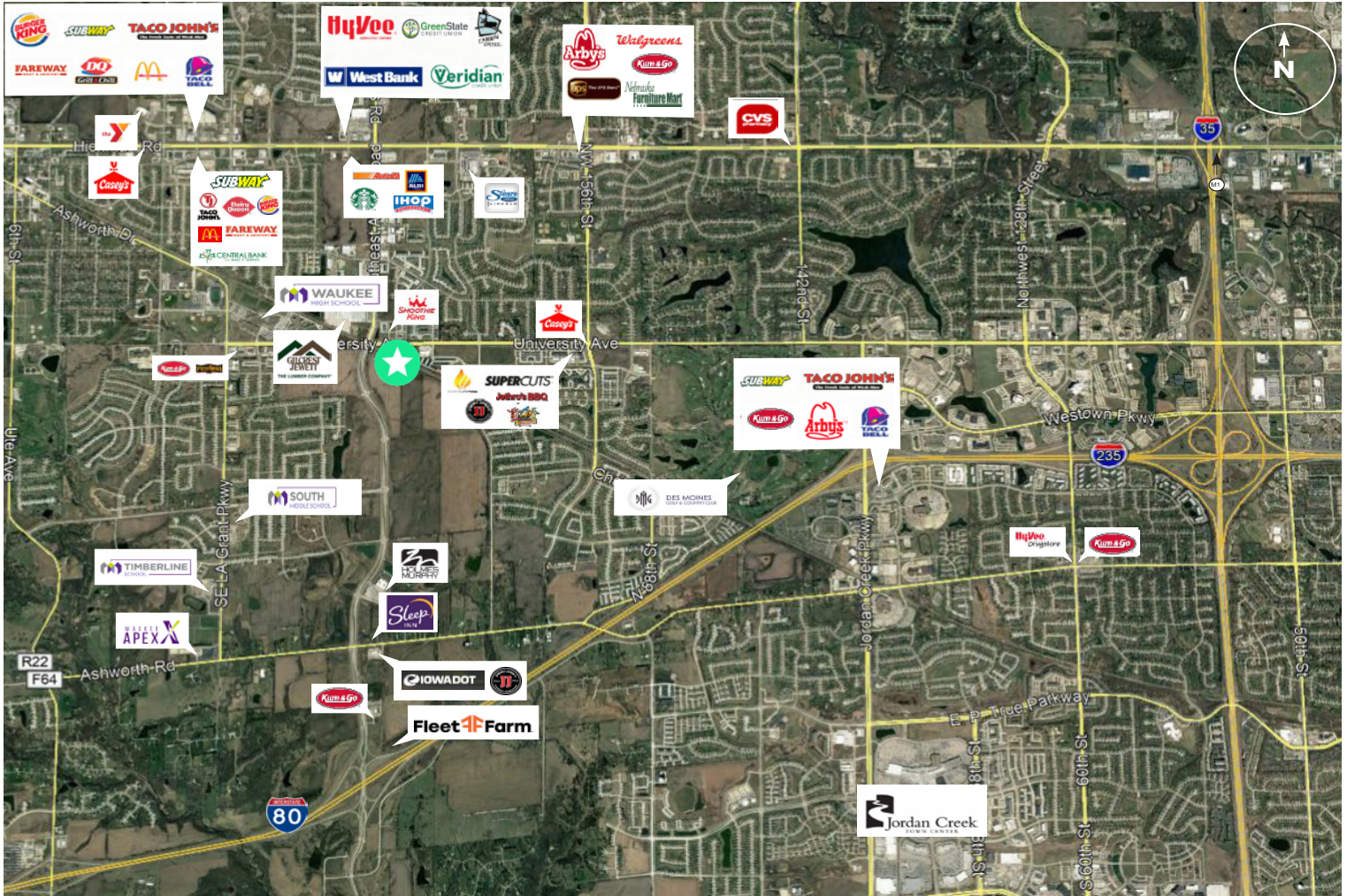


Property Site Plan



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population - Current Year Estimate	11,539	56,663	95,763
2025 Population - Five Year Projection	14,628	67,902	111,004
2010 Population - Census	7,028	35,616	64,813
2000 Population - Census	970	14,009	35,944
2010-2020 Annual Population Growth Rate	4.96%	4.63%	3.88%
2020-2025 Annual Population Growth Rate	4.86%	3.69%	3.00%
HOUSEHOLDS			
2020 Households - Current Year Estimate	4,669	20,966	37,133
2025 Households - Five Year Projection	5,943	25,097	42,869
2010 Households - Census	2,777	13,214	25,397
2000 Households - Census	371	5,248	14,278
2010-2020 Annual Household Growth Rate	5.20%	4.61%	3.78%
2020-2025 Annual Household Growth Rate	4.94%	3.66%	2.91%
2020 Average Household Size	2.46	2.70	2.57
HOUSEHOLD INCOME			
2020 Average Household Income	\$109,024	\$120,588	\$120,302
2025 Average Household Income	\$119,293	\$131,203	\$131,024
2020 Median Household Income	\$93,229	\$101,972	\$100,105
2025 Median Household Income	\$100,393	\$106,153	\$104,300
2020 Per Capita Income	\$42,202	\$44,868	\$46,428
2025 Per Capita Income	\$46,231	\$48,730	\$50,368

Location



Contact Us

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