

FOR LEASE



PRAIRIE COMMONS

505 E HICKMAN RD

Waukee, Iowa 50263

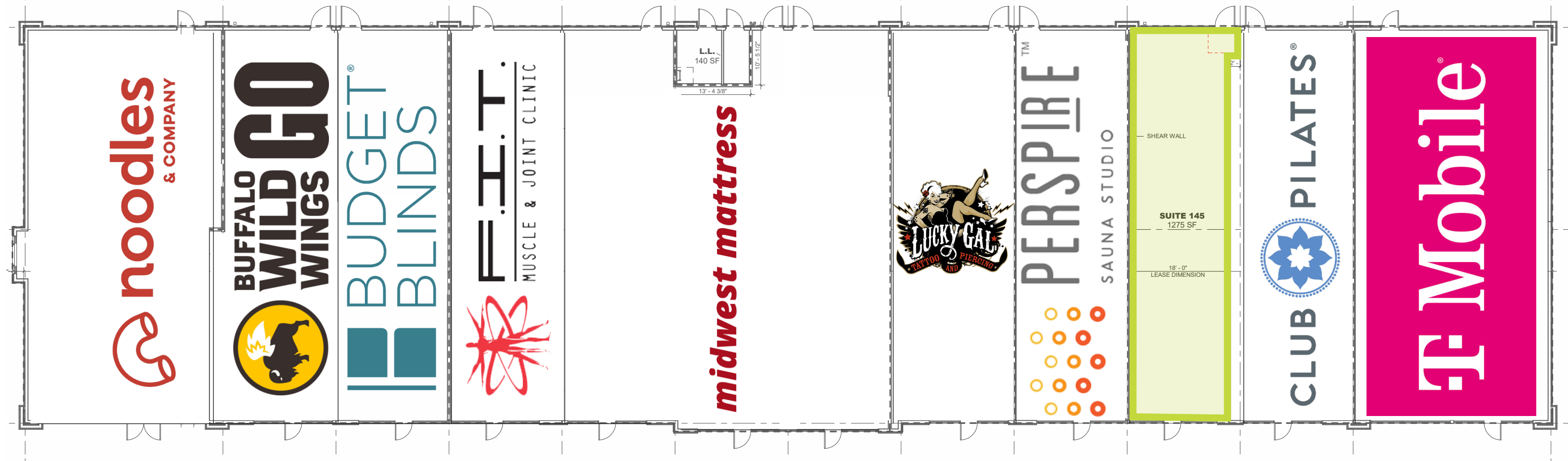
Retail Space Available
1,275 RSF ±

ANGIE TESSAU, CCIM, SIOR
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AngieT@KnappLC.com
Licensed in IA

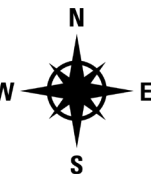
KOREY BIRKENHOLTZ
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PRAIRIE COMMONS AVAILABILITY

NE WESTGATE DRIVE



E HICKMAN ROAD



RETAIL BUILDING RETAIL & RESTAURANT

SUITE 145
Availability:
1,275 RSF ±

Lease Rate:
\$32.00 PSF NNN



505 E Hickman Road offers prime visibility along Waukee's busiest corridor with strong traffic counts & convenient access. Landlord incentives, including **tenant improvement allowance & potential rent abatement for qualified tenants**, make this an excellent opportunity for retail, service, or office users looking to establish a presence in one of the metro's fastest-growing communities.



NEW RETAIL

PRAIRIE COMMONS & PRAIRIE CROSSING

PRIME LAND

PRAIRIE COMMONS

Availability:
1,275 RSF ±
Lease Rate:
\$32 PSF NNN

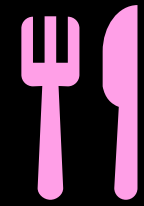
PRAIRIE CROSSING

Availability:
Up to 9.34 Acres
Sale Price:
\$12 - \$18 PSF

PRAIRIE COMMONS

E HICKMAN ROAD

Nearby Attractions



140

Restaurants



8

Bars and Pubs



11

Coffee Shops



9

Grocers



21

C-Stores



34

Retail Shopping



20

Hotels



16

Attractions/ Entertainment

Average Annual Spend per Household on Eating Out



\$557

Breakfast



\$1,785

Lunch



\$2,722

Dinner

NEARBY ATTRACTIONS

- Triumph Park
- New Waukee Northwest High School
- Apple Data Plant
- Kettlestone Development
- KeeTown Loop Entertainment District

ATTRACTIONS CONT.

- Live Nation
- Palms Theatres & IMAX
- Sugar Creek Golf Course
- Racoon River Valley Trail
- Fox Creek Splash Pad
- Direct connection to I-80
- Largest Target in Iowa

OTHER NOTABLE LOCATION HIGHLIGHTS

"WAUKEE: THE FASTEST-GROWING CITY IN IOWA"

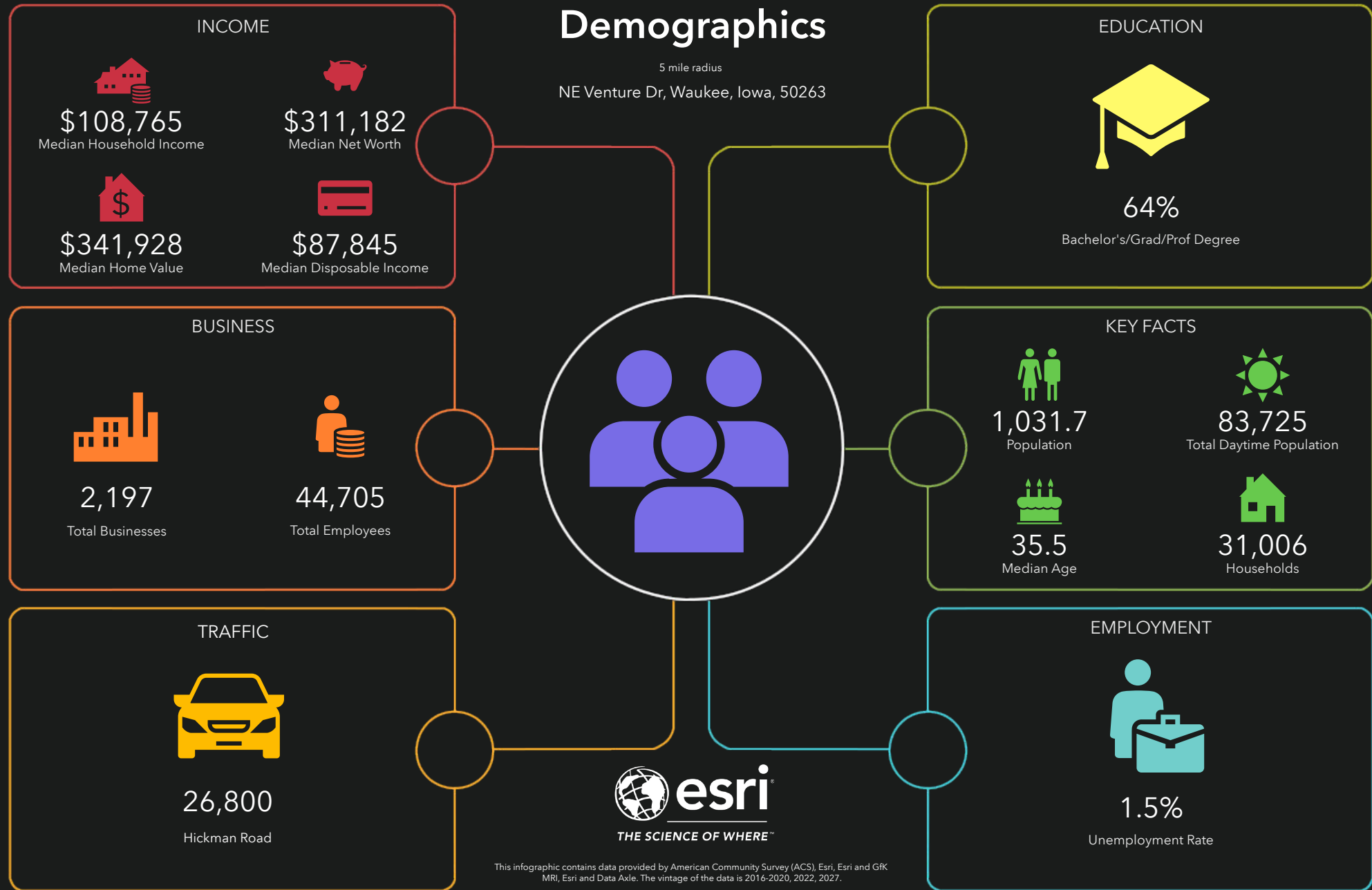
(2020 U.S. CENSUS)

CITY ACCOLADES

- Top 10 Fastest-Growing U.S. Suburbs, Realtor.com
- Top 50 Best Places to Live in America, "Money Magazine"
- Top 10 Best Towns for Families, "Family Circle"
- Top 50 Best Suburbs in America, Businessinsider.com
- Dallas County is the 4th fastest growing county in the USA

ACCOLADES CONT.

- Top 10 Safest Places in Iowa, Movoto.com
- Best City in Iowa for Home Ownership, NerdWallet.com
- Best Local Community to Live In, "Cityview"
- Waukee Community School District is the 7th largest school district in the state



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KNAPP
PROPERTIES



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