



## 801 NE Venture Dr

801 NE Venture Dr, Waukee, IA 50263

**Kinsley Fandja**

501 S 5th St, Richmond, VA 23219

[sfandja@costar.com](mailto:sfandja@costar.com)

(515) 784-7010 Ext: 0747



## 801 NE Venture Dr

Upon Request

Positioned within one of the most active retail corridors in the western Des Moines metro, 801 NE Venture Dr offers retailers the opportunity to establish a presence in a thriving, high-growth community. The property sits within a prominent commercial cluster in Waukee, an area known for its expanding residential population, strong consumer buying power, and consistent demand for neighborhood-serving and destination-oriented retail. Tenants benefit from excellent visibility, convenient customer access, and adjacency to household retail drivers that attract steady daily traffic.

The surrounding area features a mix of established neighborhoods, new residential developments, and complementary commercial uses, making the location well suited for businesses seeking a balanced blend of local repeat customers and broader regional draw. Its proximity to major arterial routes connecting Waukee with West Des Moines and the greater Des Moines metropolitan area ensures a wide customer reach...



Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Day Care Center
Gross Leasable Area:	9,549 SF
Year Built:	2023
Walk Score ®:	43 (Car-Dependent)
Rental Rate Mo:	Upon Request

## 1st Floor

Space Available	9,549 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

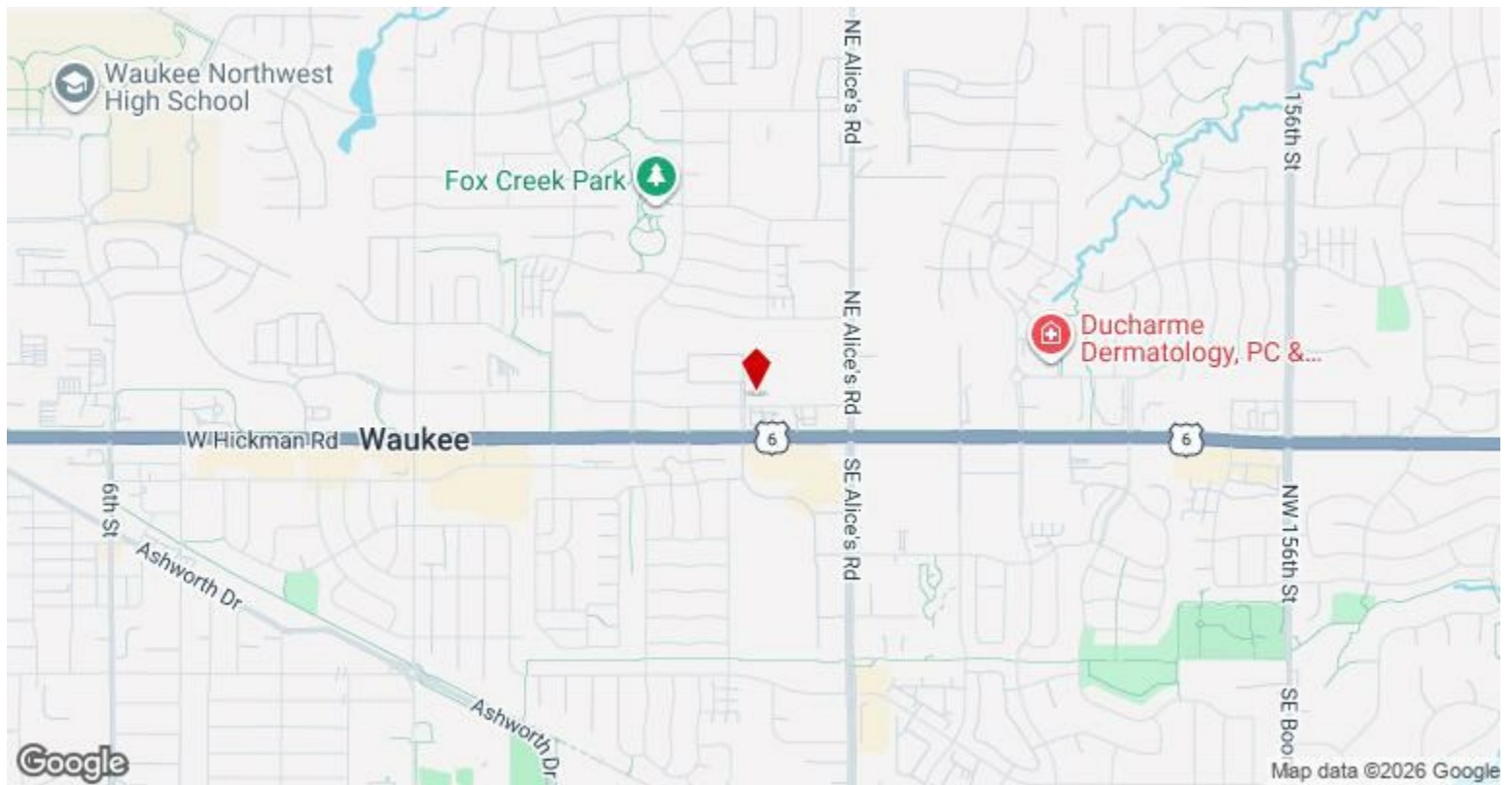
1

---

## Major Tenant Information

---

Tenant	SF Occupied	Lease Expired
New Creations Child Care & Learning Center   Wauke	-	



## 801 NE Venture Dr, Waukee, IA 50263

Positioned within one of the most active retail corridors in the western Des Moines metro, 801 NE Venture Dr offers retailers the opportunity to establish a presence in a thriving, high-growth community. The property sits within a prominent commercial cluster in Waukee, an area known for its expanding residential population, strong consumer buying power, and consistent demand for neighborhood-serving and destination-oriented retail. Tenants benefit from excellent visibility, convenient customer access, and adjacency to household retail drivers that attract steady daily traffic.

The surrounding area features a mix of established neighborhoods, new residential developments, and complementary commercial uses, making the location well suited for businesses seeking a balanced blend of local repeat customers and broader regional draw. Its proximity to major arterial routes connecting Waukee with West Des Moines and the greater Des Moines metropolitan area ensures a wide customer reach.

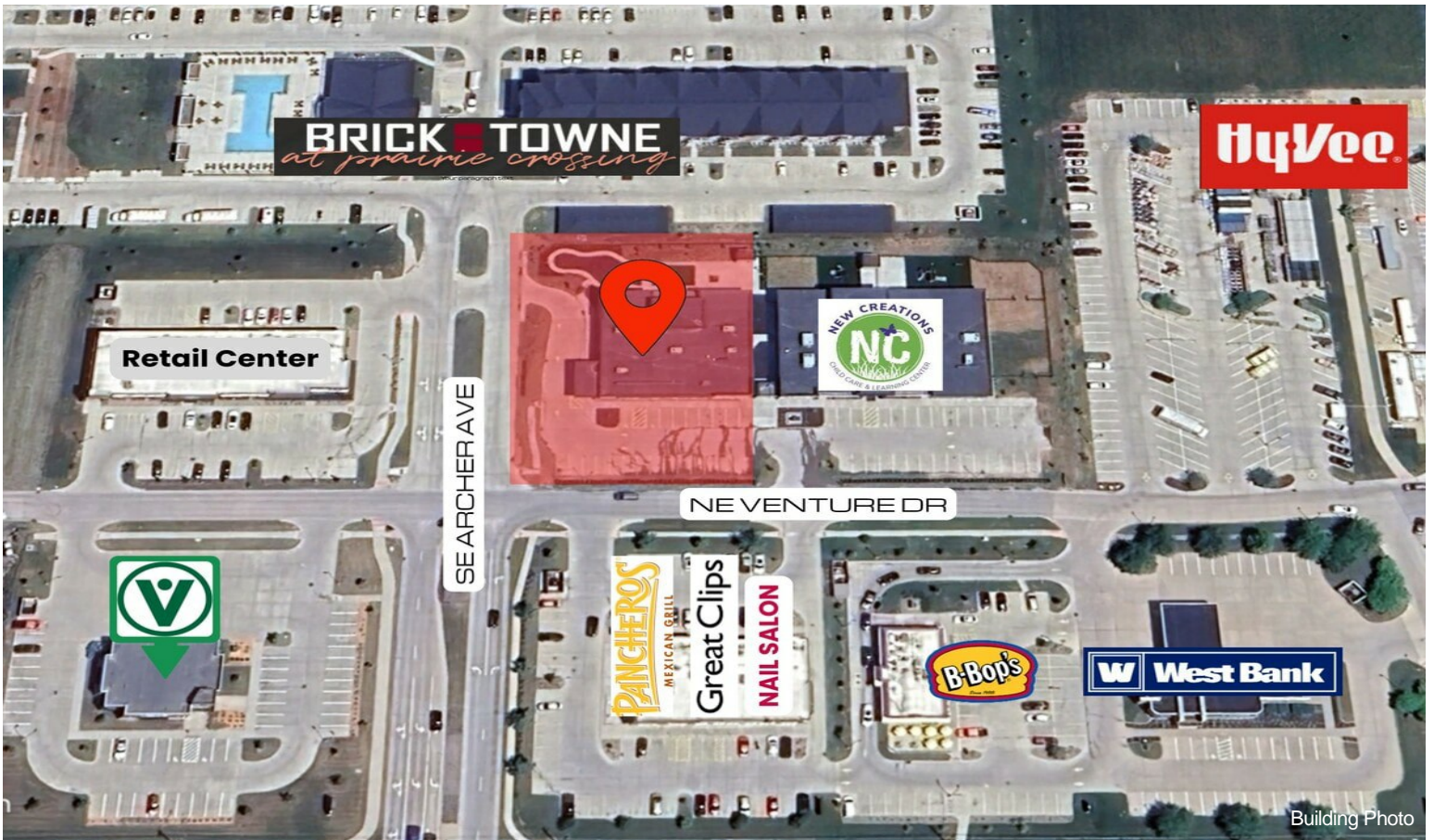
# Property Photos



# Property Photos



Building Photo



Building Photo



# Property Photos



# Property Photos



# Property Photos



# Property Photos



Screen porch



Front Door

# Property Photos



Interior



Bath

# Property Photos



# Property Photos



# Property Photos

