



PROPERTY FEATURES:

- **For Lease: \$3,500/mo/NNN**
- Size: 2,731 square foot
- Built out as a former church with vaulted ceiling
- Located steps away from the Waukee Triangle
- Steps from the Raccoon River Bike Trail
- Mezzanine space and basement storage space
- Monument signage available
- The building is full Brick with a metal roof
- Bell tower with stain glass windows
- On the National Register of Historic Places
- Total population in 2026:
1 mile 8,734 | 3 miles 46,297 | 5 miles 81,852
- Median Income in 2026:
1 mile \$105,025 | 3 miles \$117,711 | 5 miles \$117,678

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