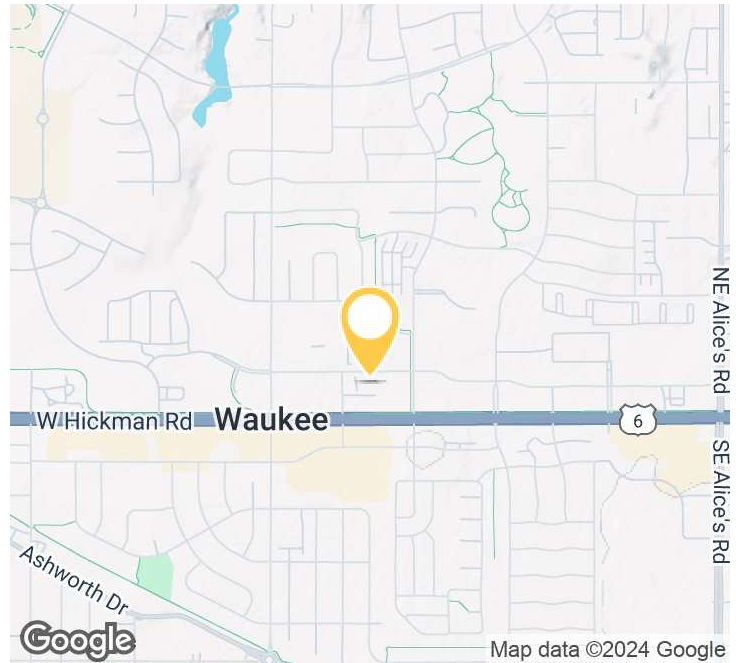


FOR LEASE

WESTWOOD PLAZA SHOPPING CENTER

37 & 43 NORTHEAST CAREFREE LANE WAUKEE, IA 50263



PROPERTY DESCRIPTION

Traditional retail space in a neighborhood retail center located in the heart of Waukee, Westwood Plaza Shopping Center is just off of Waukee's main east-west thoroughfare, Hickman Road. There are multiple access points to the center and plenty of parking. The site also boasts direct access to the Raccoon River Valley Bike Trail.

PROPERTY HIGHLIGHTS

- Excellent visibility and access via Hickman Road
- Monument signage available
- Waukee is the fastest-growing community in the state of Iowa and is home to strong household incomes and demographics
- Co-tenants include Subway, Fresh Mediterranean, Los Tres Amigos, Shanghai Chinese, Saint's Pub, and Broheim's Indoor Golf & Pub
- Notable neighbors: Taco Bell, Taco John's, Kue'd Smokehouse, Dairy Queen, McDonald's and Fareway Meat & Grocery

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Suite 37 & Suite 43 Size:	1,750 SF
Contiguous Available:	3,500 SF
Building Size:	33,431 SF

DEMOGRAPHICS	1 MILE	1.5 MILES	2 MILES
Total Households	4,032	7,834	12,381
Total Population	10,313	20,798	33,452
Average HH Income	\$122,803	\$126,034	\$128,979



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