

NEW RETAIL IN KEETOWN LOOP DISTRICT

2856 GRAND
PRAIRIE PKWY

WAUKEE, IOWA

KEETOWN
loop

CBRE



PROPERTY SUMMARY

Newly built retail/office space located within the KeeTown Loop District in one of Des Moines metros fastest growing suburbs. The property offers modern and versatile spaces that can be customized to fit your business needs. It is located in a thriving community ensuring high visibility and foot traffic.

PROPERTY OVERVIEW

Available Space:	Suite 120* - 2,478 SF
	Suite 140* - 1,499 SF
	*Can be combined for 3,977 SF
Lease Rate:	\$27.00/SF
Lease Type:	NNN
Tenant Improvement Allowance:	Negotiable
Bay Width:	Suite 120 - 38'
	Suite 140 - 23' 6"
Location:	Neighbors Aloft Hotel, Starbucks, McDonalds & Live Nation's Vibrant Music Hall in Waukee's KeeTown Loop District



42,349
HOUSEHOLDS &
\$156,092
AVERAGE HOUSEHOLD
INCOME WITHIN 5 MILES

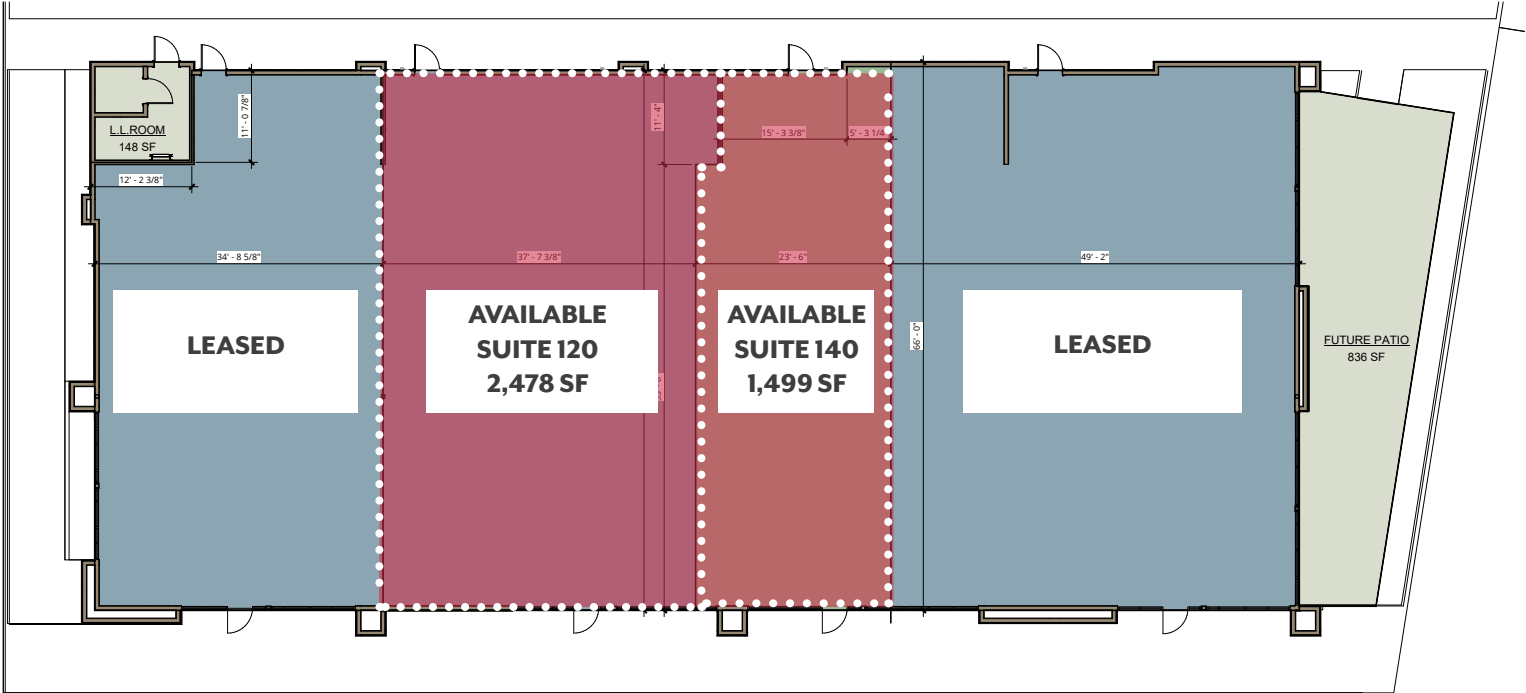


106,192 RESIDENTS
WITHIN 5 MILES
2.39%
ESTIMATED POPULATION
GROWTH RATE
2024 - 2028

PROPERTY PHOTOS



PROPERTY FLOOR PLAN



2856 GRAND PRAIRIE PKWY

WAUKEE, IOWA

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