

FOR LEASE

# 1165 SE UNIVERSITY

1165 SE UNIVERSITY WAUKEE, IA 50263



## PROPERTY DESCRIPTION

Multi Tenant retail building coming soon. Bay sizes starting at 1,850 SF up to 7,595 SF.

## PROPERTY HIGHLIGHTS

- Centrally Located just off the corner of SE Alice's Road/Grand Prairie Parkway and University Avenue
- Adjacent to Kettlestone, Waukee's 1,500 acre retail/ office development corridor
- SE Alice's Road/Grand Prairie Parkway offers immediate access to I-80
- Waukee boasts a youthful, affluent population that is highly educated (over 50% with bachelor's degree)

## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	7,595 SF
Lot Size:	1.03 Acres
Building Size:	7,595 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,099	12,343	21,137
Total Population	5,367	32,844	54,459
Average HH Income	\$82,803	\$103,380	\$104,830



**BEN BRACKETT**

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**MICHAEL SHINDLER**

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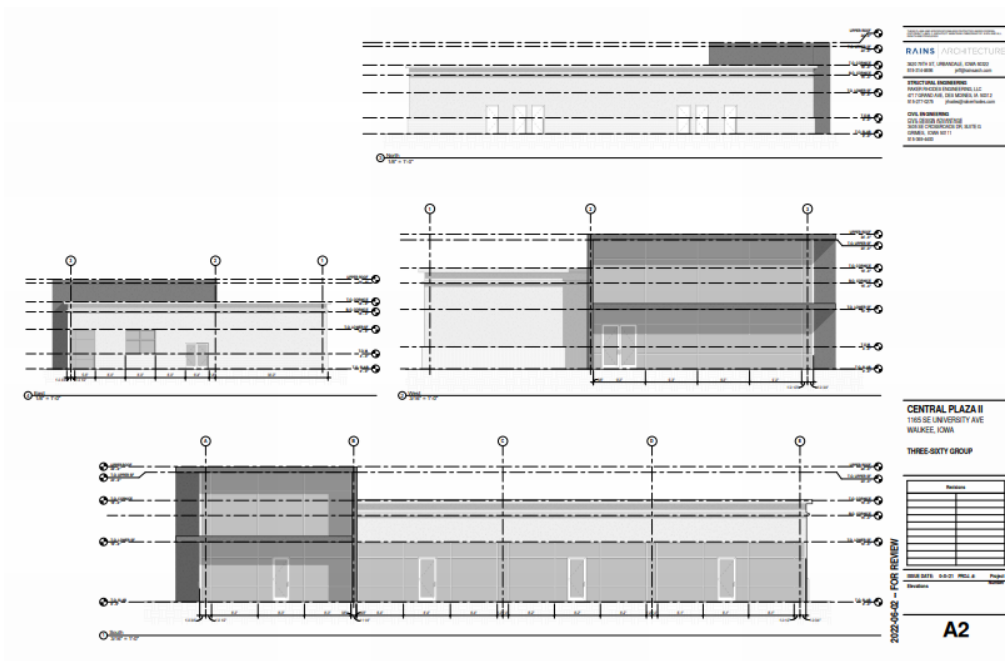
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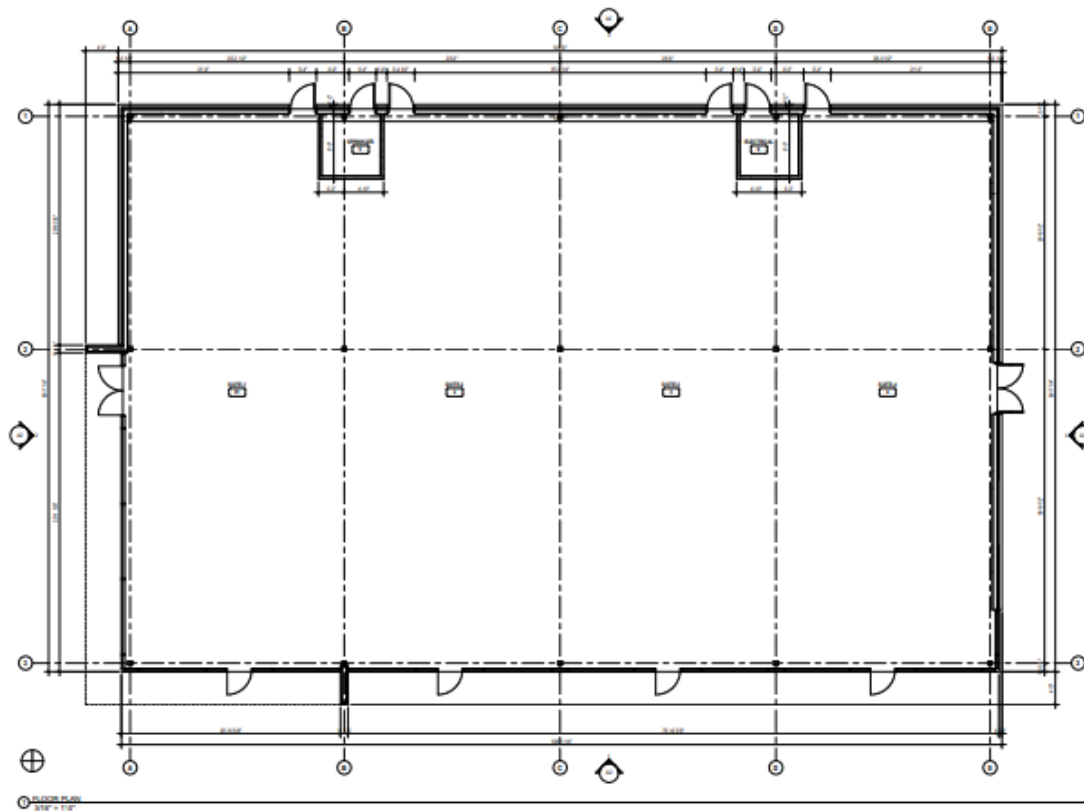
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pj@urbanwabi.com

**RAINS | ARCHITECTURE**  
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**STRUCTURAL ENGINEERING**  
PROOFPOINTE ENGINEERING LLC  
411 GRANDVIEW, DES MOINES, IA 50312  
515.277.0276  
jph@proofpointe.com

**CIVIL ENGINEERING**  
CIVIL DESIGN ASSOCIATES  
3000 W. CHESTERWOOD DR. SUITE 10  
DES MOINES, IOWA 50311  
515.269.4400

**CENTRAL PLAZA II**  
1165 SE UNIVERSITY AVE  
WAUKEE, IOWA

**THREE-SIXTY GROUP**

Revisions	

2022-05-02 10:40:21 PMSL g  
Floor Plan

2022-05-02 - FOR REVIEW

**A1**

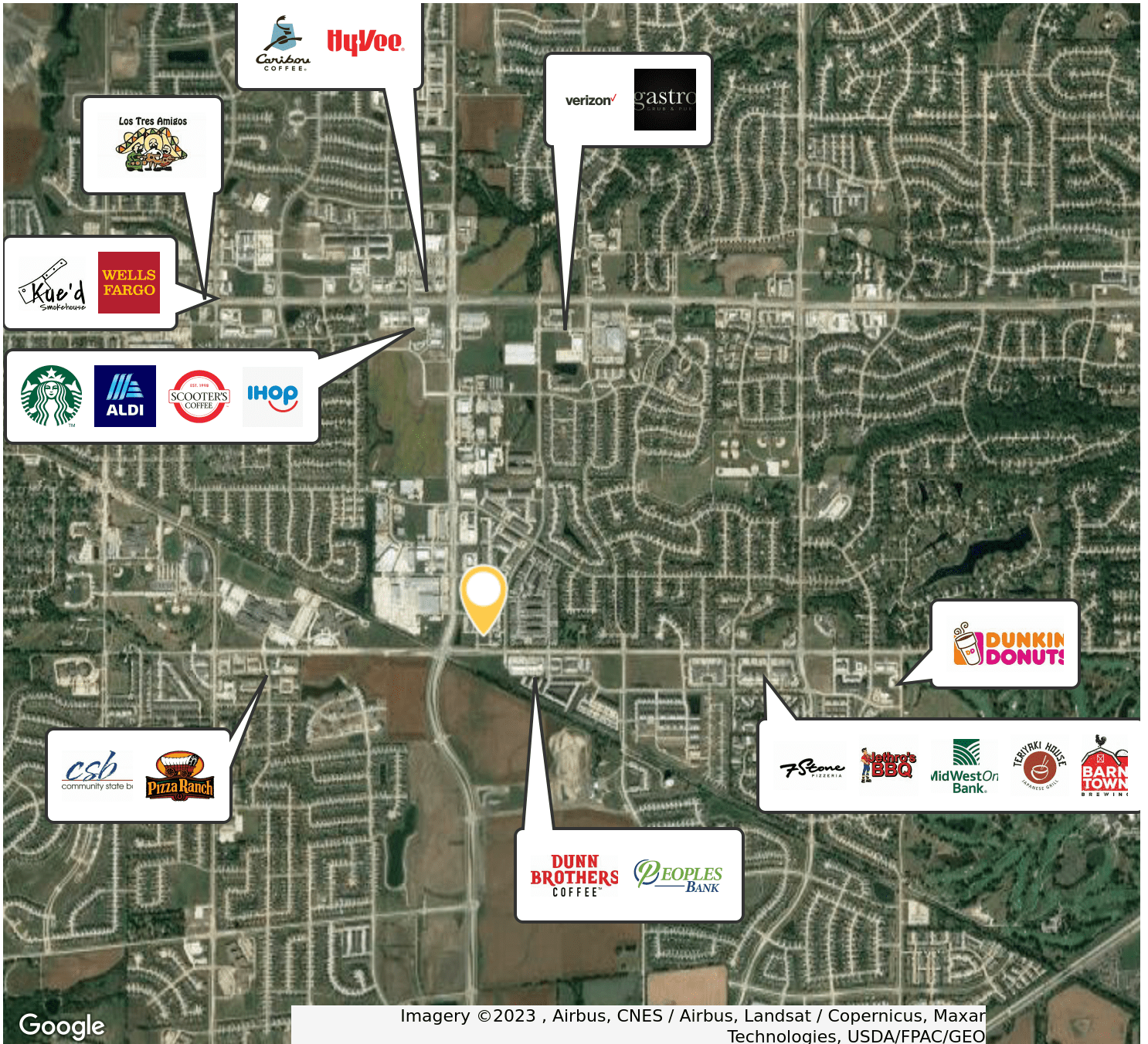


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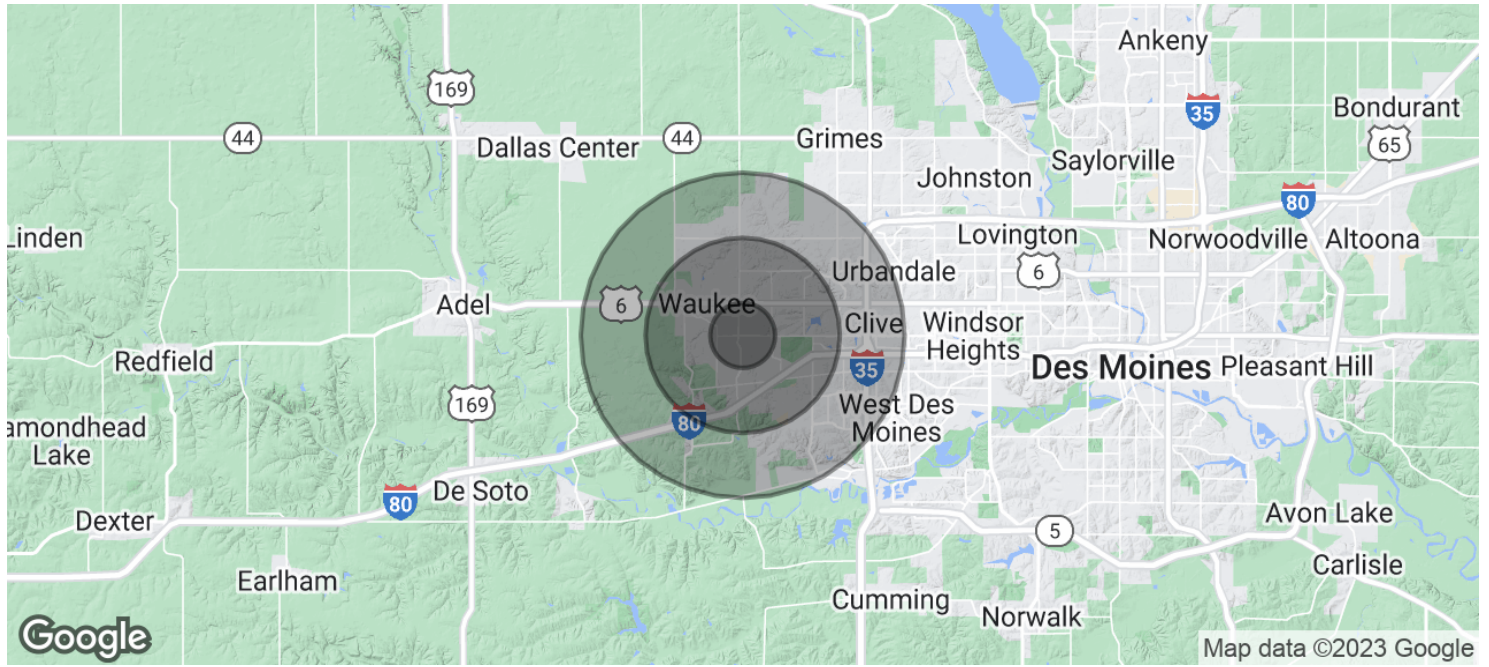
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,367	32,844	54,459
Average Age	29.7	32.5	33.7
Average Age (Male)	30.8	32.2	33.7
Average Age (Female)	28.6	32.7	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,099	12,343	21,137
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$82,803	\$103,380	\$104,830



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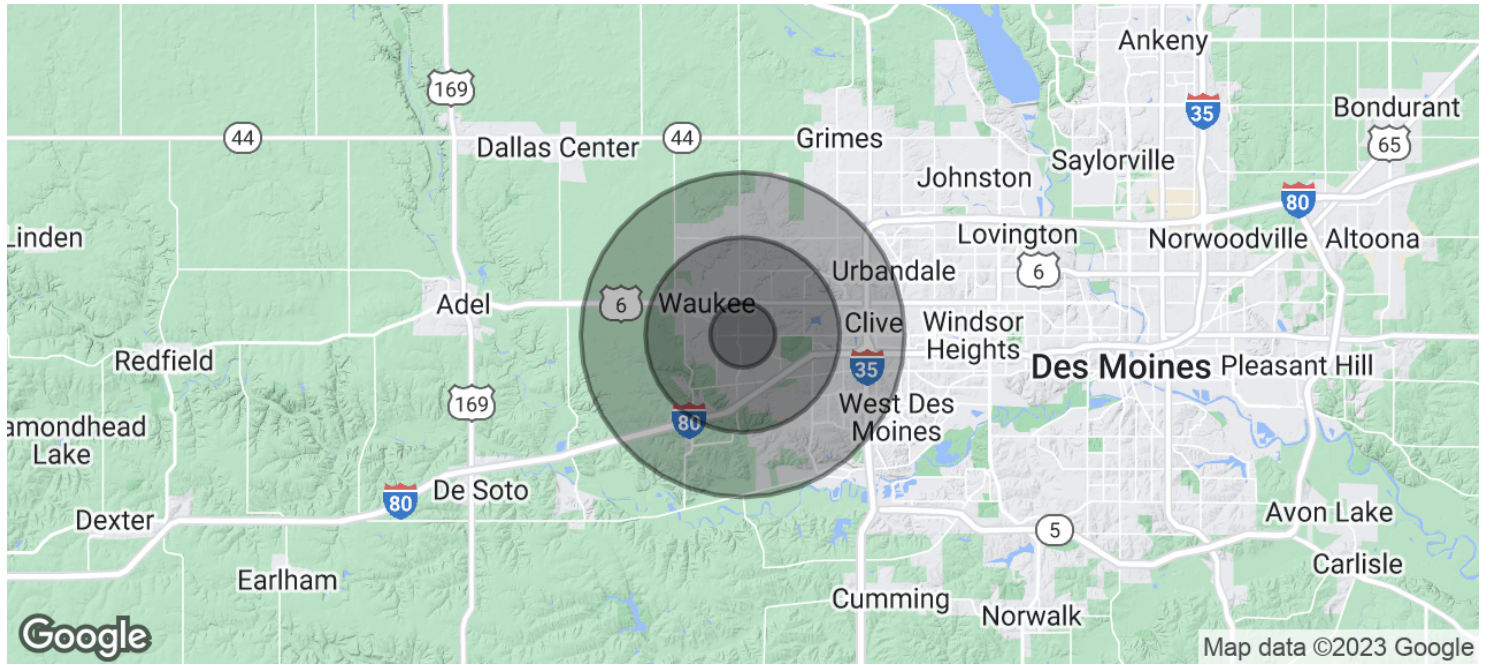
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## Average House Value

\$186,398

\$279,771

\$258,319

\* Demographic data derived from 2020 ACS - US Census



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