



# 3000 Sunset Drive

Norwalk, IA 50211

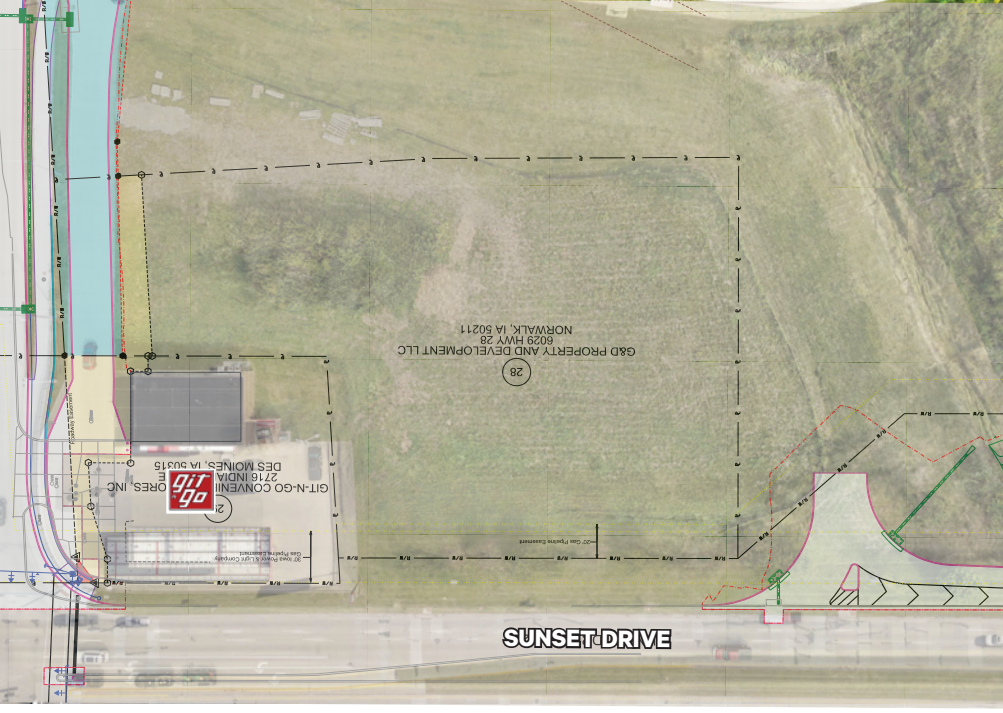


# Property Description

Norwalk, a vibrant city nestled in the heart of Warren County, has undergone significant transformation in recent years. The city's revitalized downtown area now boasts a charming mix of boutique shops, restaurants, and community events, attracting visitors from surrounding areas. As a result, Norwalk's population has grown, and its economy has diversified, with a strong focus on small businesses, healthcare, and education.

## SITE FEATURES

- › Size: 71,002 SF/1.63 Acres
- › Price: Negotiable
- › Direct Access from Hwy 28 and Beardsley Street
- › 226 feet of Hwy 28 frontage
- › 900,000 visitors annually to Norwalk
- › Contiguous to walking/bike trails
- › Zoned C2
- › Ideal for car wash, QSR, neighborhood retail, MOB
- › 25,000 VPD at the Intersection of Hwy 28 and Beardsley (2016 data) city estimates over 30,000 per day currently.
- › 250 new homes planned in immediate area



# Norwalk

Family-friendly, economically strong, with small-town ambience and nearby, city-sized opportunity, Norwalk has everything you're looking for in a place to live. In fact, in its 2010 survey of 863 U.S. communities, Bloomberg BusinessWeek named Norwalk as the Best Affordable Suburb in Iowa. Just 10 minutes from the metro, Norwalk offers livability in a fresh, family-oriented package: safety, excellent schools, housing diversity, green space. Whatever your criteria for a compelling community, take notice of Norwalk.

**One of the safest cities in Iowa for five years running** Location is everything and Norwalk's proximity to the Des Moines International Airport, major highways and interstates, as well as shared borders with Des Moines and West Des Moines make it a prime location for development, career commuting, and top rated schools. We are proud to say that Norwalk has been ranked one of the safest cities in Iowa for five years running. Be sure to check out our growing list of great restaurants, gorgeous golf courses and beautiful Lake Colchester!

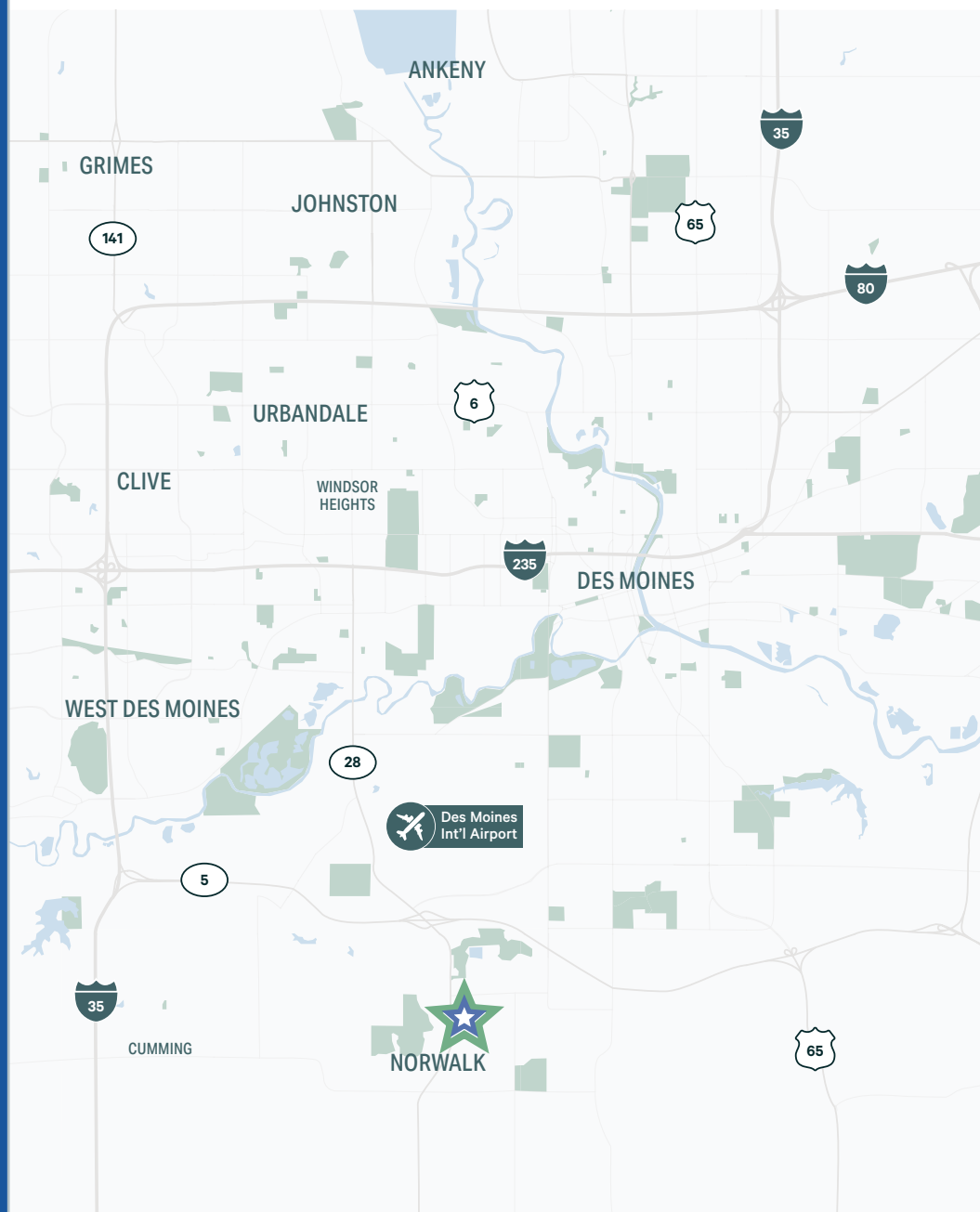
**Norwalk Central Development** Norwalk Central is a large mixed-use development area in the heart of the city that stretches between Beardsley St. to High Rd. along the east side of Sunset Dr./HWY 28.

The next areas to continue development within Norwalk Central is The Gregg Young Sports Campus which will include the City State Bank Norwalk Fieldhouse, Heartland Sports Fields, Sportsplex USA, and retail space.

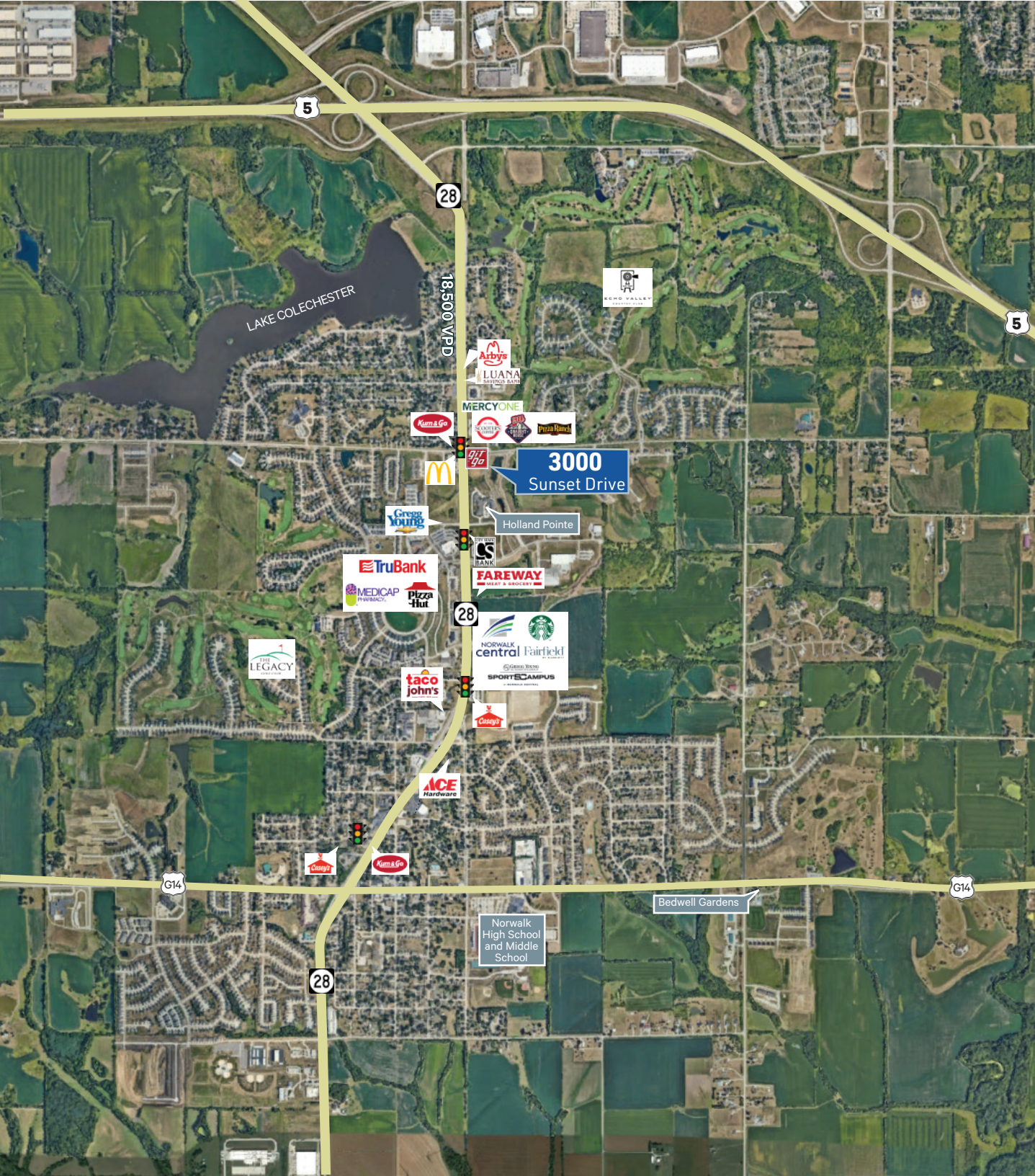
Some existing developments in Norwalk Central include the Colonial Parkway district which hosts City State Bank, Elizabeth Holland Park with ponds and trail, and a Light Industrial Park (Capital City Fruit, Loffredo Fresh Produce, K&R Building Supply).

This area is being designed to provide the community, visitors and tourists with an all-encompassing experience. The area will entail multiple opportunities for recreation, sporting venues, fitness, entertainment, retail shopping, service providers, eateries, hotels, and public spaces such as parks, trails, amphitheater, and civic/community facilities.

Source: [norwalkcentral.com](http://norwalkcentral.com)







## CONTACT

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