

# Turnberry Square Phase II

Highway 28 & Turnberry Road  
Norwalk, Iowa  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

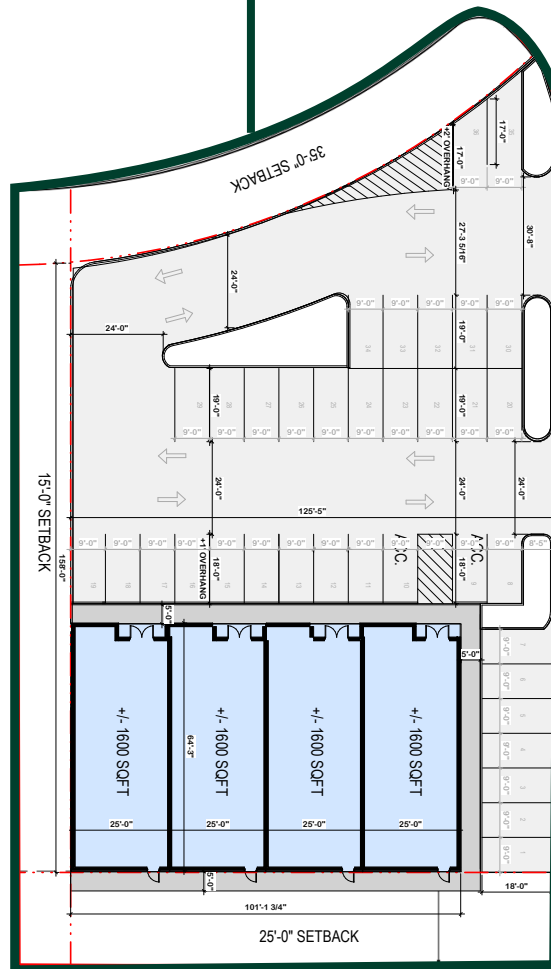
Nestled in the heart of Norwalk and along a major thoroughfare, this proposed retail center available for lease presents an opportunity for businesses seeking a valuable location with visibility and accessibility. Its flexible design accommodates diverse business needs, while ample parking ensures convenience for customers and employees. The center is located near an array of amenities, including restaurants, financial institutions, and neighboring retail establishments.

## Available Space

- + 1,600 – 6,400 SF
- + Pricing: Negotiable (Call Broker)



# Site Plan





# 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)

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AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Businesses	101	360	1,284
2024 Employees	1,106	6,010	21,165
2024 Population - Current Year Estimate	7,565	18,121	55,547
2020-2024 Annual Population Growth Rate	2.38%	1.66%	0.99%
2024 Daytime Population	5,062	14,591	47,308
Average Household Income	\$129,937	\$112,565	\$97,170
Median Household Income	\$101,112	\$84,147	\$72,825
2024 Per Capita Income	\$48,228	\$42,902	\$38,786
2024 Households - Current Year Estimate	2,747	6,918	22,126
2029 Households - Five Year Projection	3,034	7,483	23,285
2024 Average Household Size	2.71	2.59	2.48



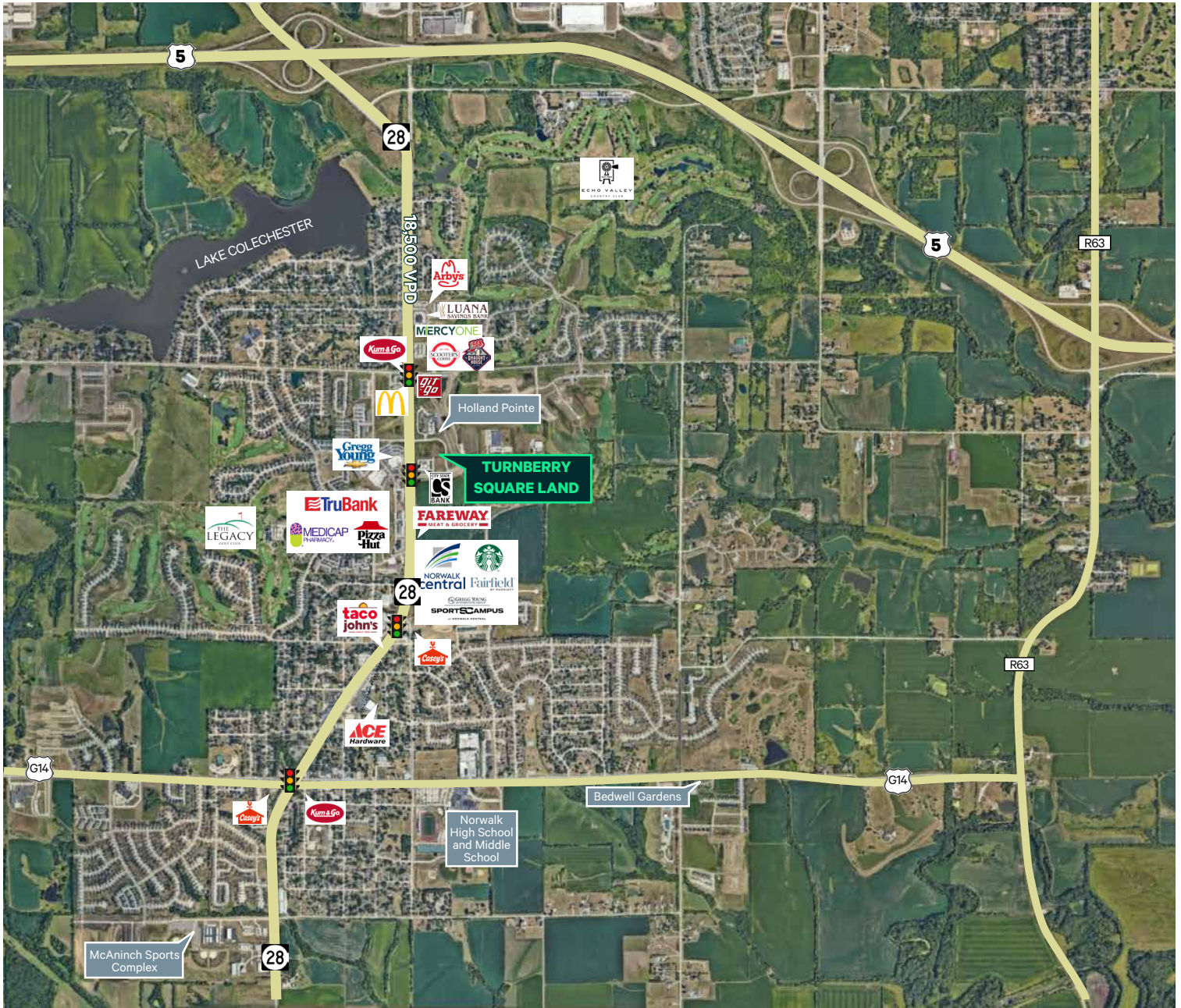


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Highway 28 & Turnberry Drive | Norwalk, Iowa

For Lease

# Location



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