

THE COVE AT KETTLESTONE

1200-1222 SE UNIVERSITY AVENUE WAUKEE, IA 50263

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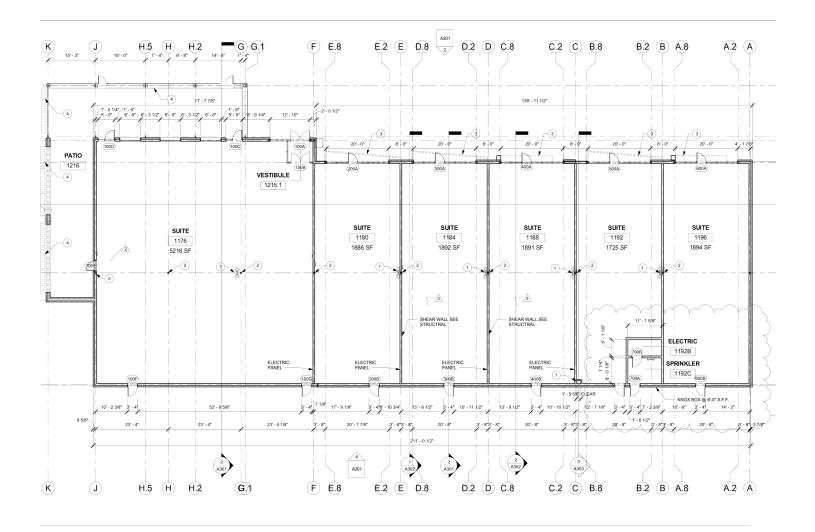
Property Summary

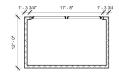


OFFERING SUMMARY		PROPERTY OVERVIEW		
Available SF:	1,282 - 6,000 SF	The Cove at Kettlestone offers several retail opportunities, ranging from approximately 1,282 - 6,000 SF. This new construction strip center has modern design with a professional image, expansive window lines, and open parking.		
Lease Rate:	\$25.00 SF/yr (NNN)	PROPERTY HIGHLIGHTS		
	-	Join Central Standard, CHIC Nail Salon, and Marco's Pizza		
		• 23,559 ADT on busy University Avenue		
Lot Size:	3.59 Acres	New Construction		
		Close to Waukee High School		
Year Built:	2018	New access to Grand Prairie Parkway		
		AVAILABLE SPACES		
Building Size:	15,400 SF	SPACE	LEASE RATE	SIZE
		1206	\$25.00 SF/yr	1,885 SF
Proposed Use:	Professional Service	1214	\$25.00 SF/yr	1,751 SF
	Medical Use	1218	\$25.00 SF/yr	1,282 SF
		Phase II	\$25.00 SF/yr	1,282 - 6,000 SF

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Additional Photos





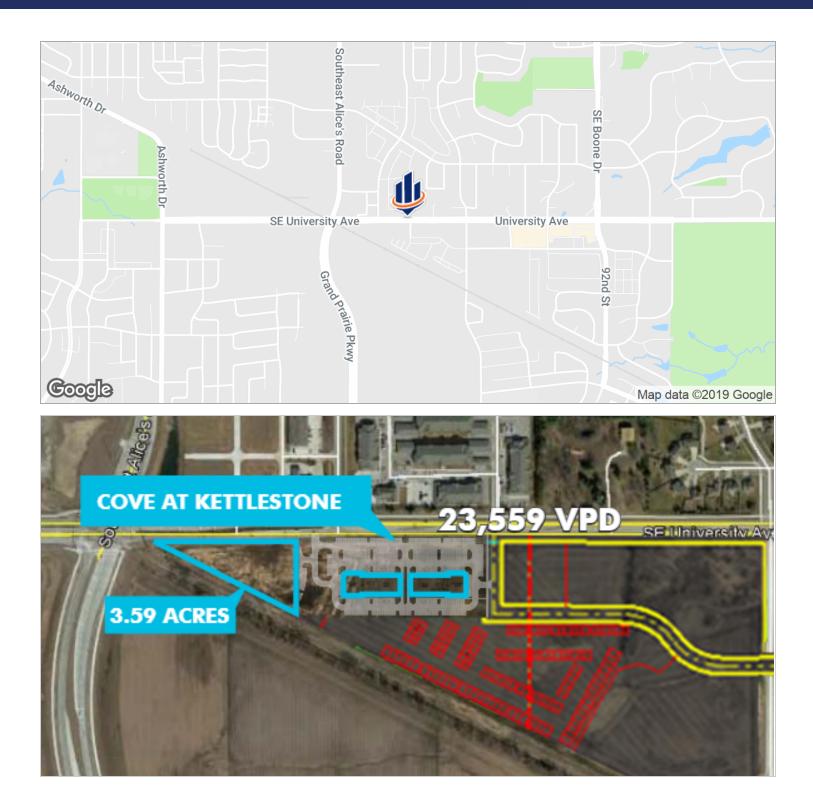
2 TRASH ENCLOSURE PLAN 1/8" = 1'-0"

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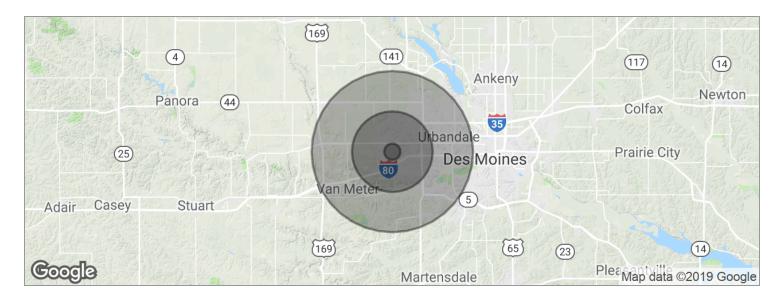
Location Maps



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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,215	57,398	192,143
Median age	29.7	33.7	35.8
Median age (Male)	30.8	33.8	35.1
Median age (Female)	28.6	33.5	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 2,044	5 MILES 22,312	10 MILES 77,410
Total households	2,044	22,312	77,410

* Demographic data derived from 2010 US Census

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