



THE COVE AT KETTLESTONE

1200-1222 SE UNIVERSITY AVENUE
WAUKEE, IA 50263

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Property Summary



OFFERING SUMMARY

Available SF:	1,282 - 6,000 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	3.59 Acres
Year Built:	2018

PROPERTY OVERVIEW

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.

PROPERTY HIGHLIGHTS

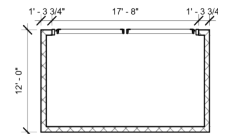
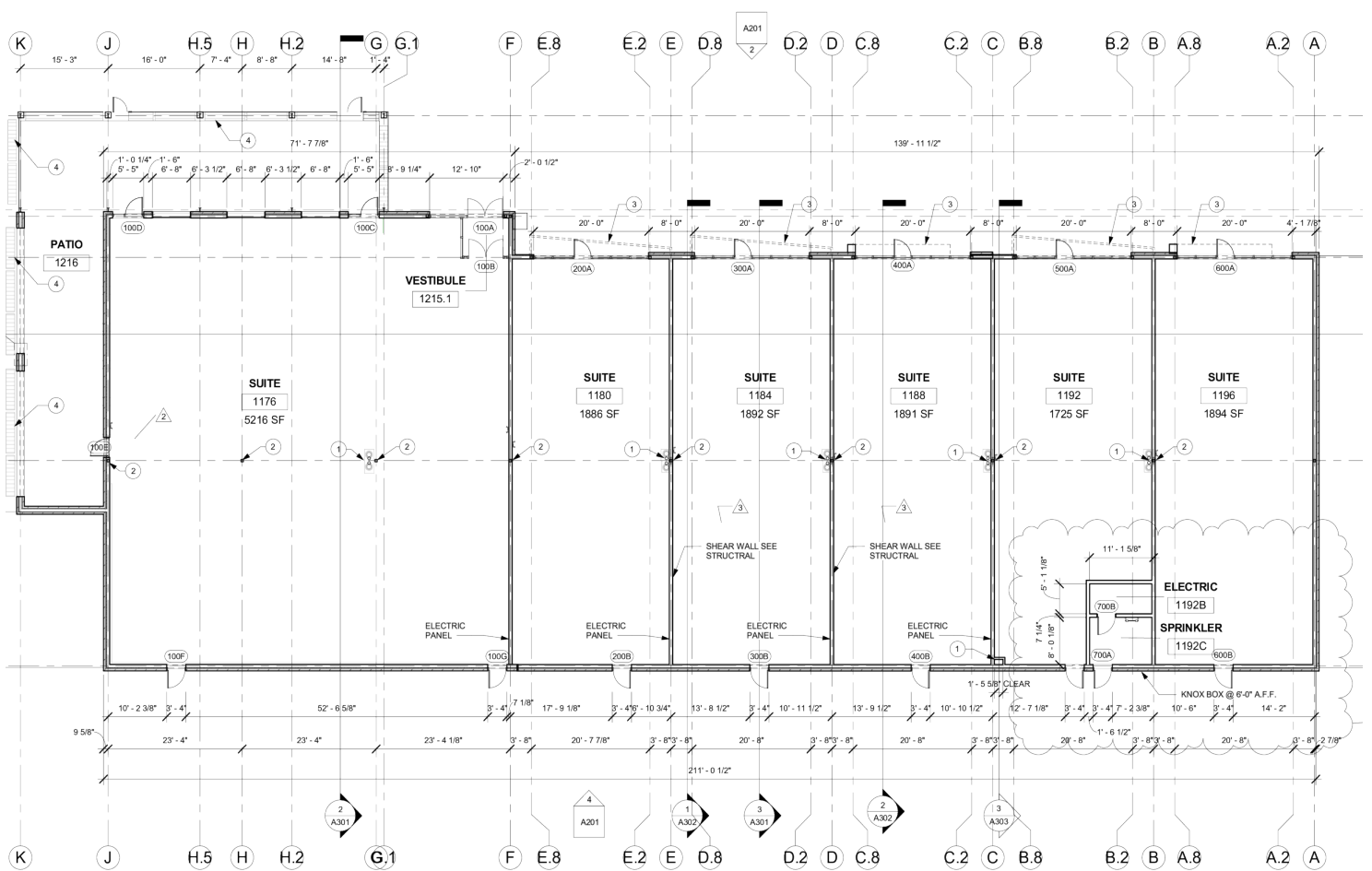
- Join Central Standard, CHIC Nail Salon, and Marco's Pizza
- 23,559 ADT on busy University Avenue
- New Construction
- Close to Waukee High School
- New access to Grand Prairie Parkway

AVAILABLE SPACES

Building Size:	15,400 SF
Proposed Use:	Professional Service Medical Use

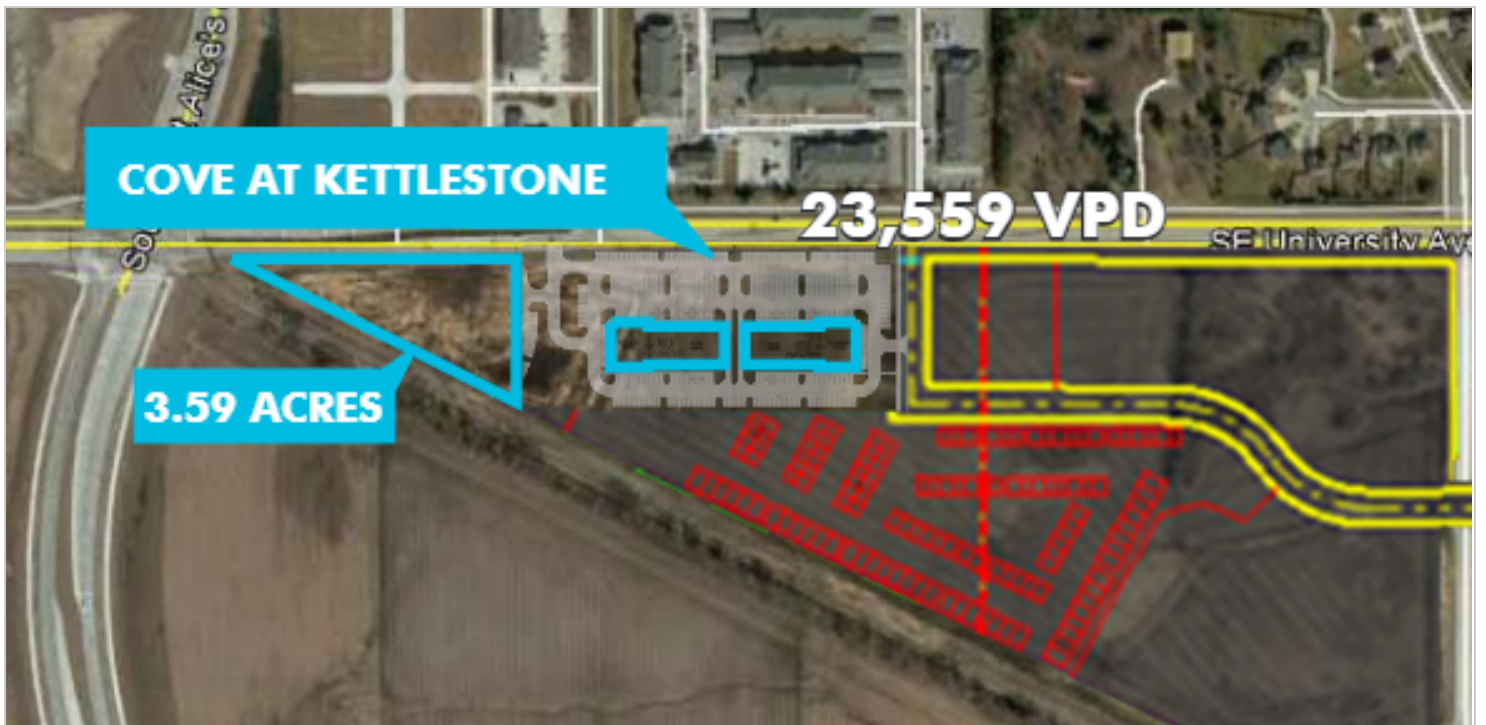
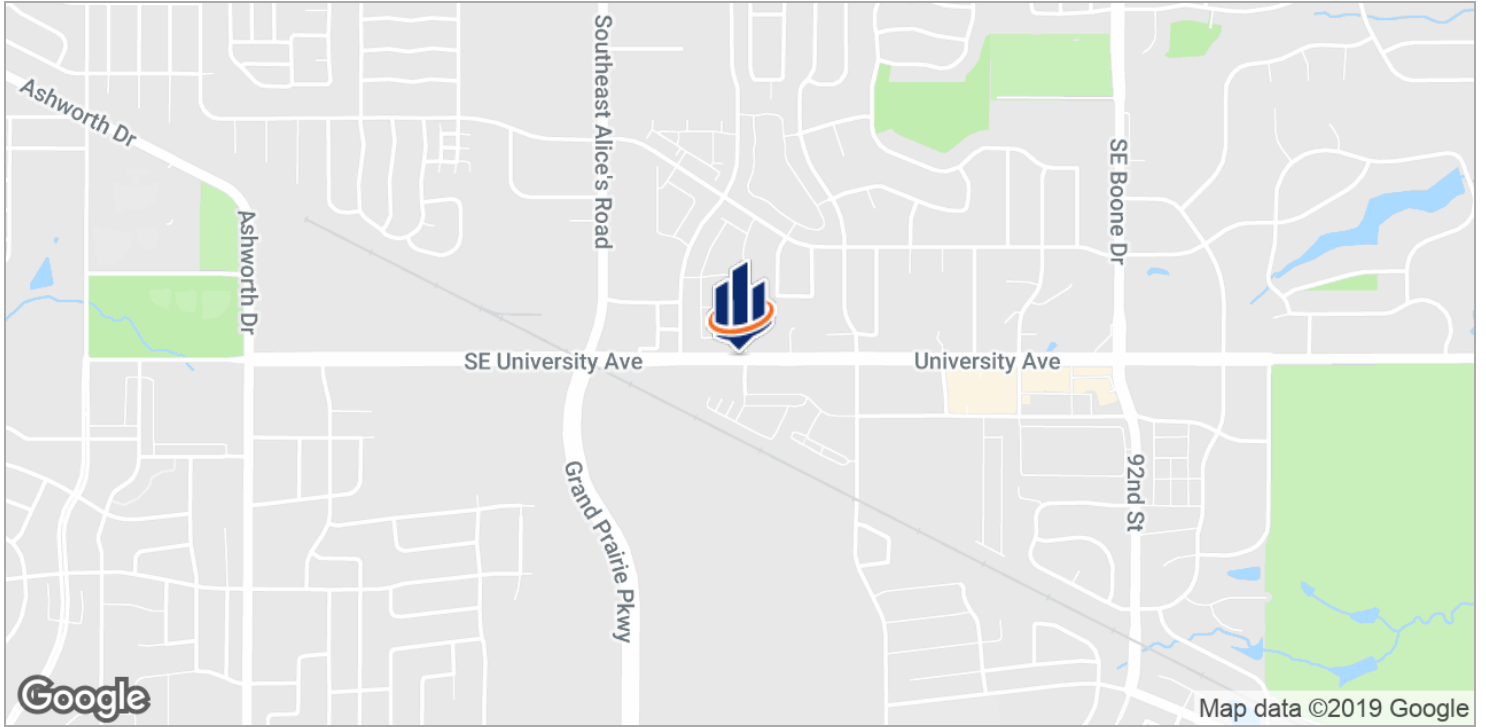
SPACE	LEASE RATE	SIZE
1206	\$25.00 SF/yr	1,885 SF
1214	\$25.00 SF/yr	1,751 SF
1218	\$25.00 SF/yr	1,282 SF
Phase II	\$25.00 SF/yr	1,282 - 6,000 SF

Additional Photos

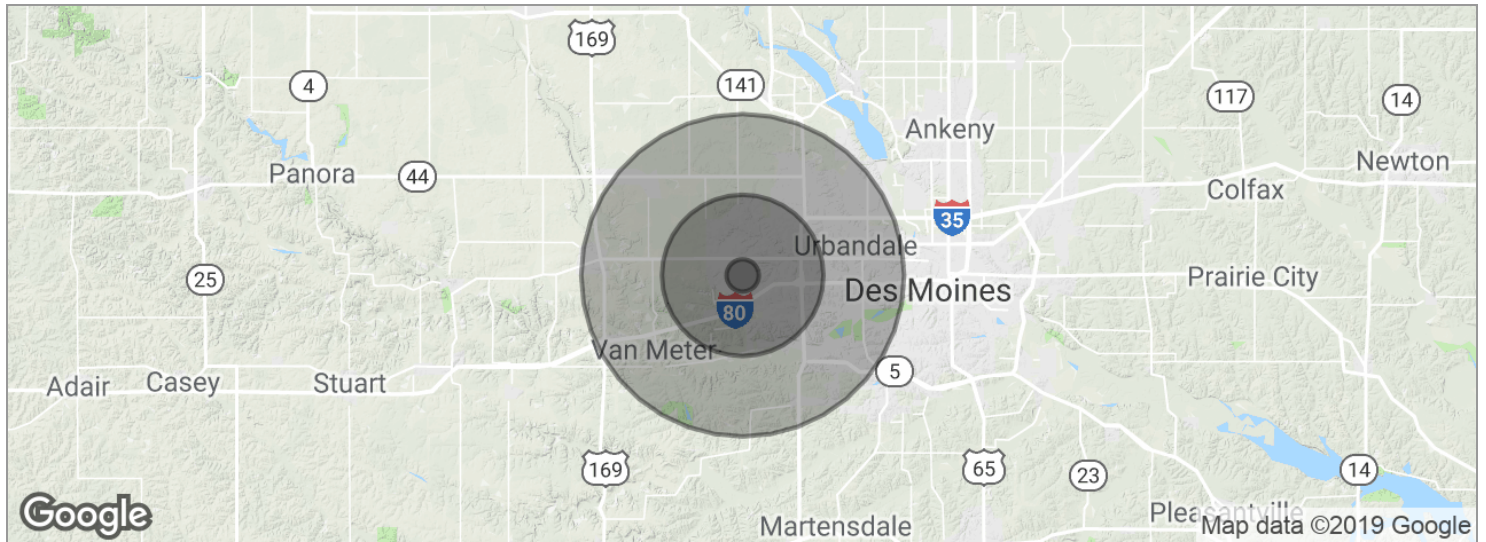


2 TRASH ENCLOSURE PLAN
1/8" = 1'-0"

Location Maps



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
Total households	2,044	22,312	77,410
# of persons per HH	2.6	2.6	2.5
Average HH income	\$82,636	\$105,698	\$92,641
Average house value	\$187,621	\$256,331	\$222,708

* Demographic data derived from 2010 US Census