

KEETOWN LOOP DISTRICT

Ashworth Road & Grand Prairie Parkway
Waukee, Iowa



DEVELOPMENT OVERVIEW

- › Concert Venue – LIVE NATION Opened November 2023
- › Aloft Hotel by Marriott Opened in August 2024, with a Second Hotel Planned, Alongside Retail and Restaurants Surrounding Vibrant Music Hall
- › Many Opportunities for Bars, Restaurants and Retail Users
- › Excellent Access and Visibility; Just North of Interstate 80/35 Intersection
- › Waukee is a Part of the Greater Des Moines Metro Market and is One of the Fastest Growing Cities in Iowa

PRICING

- › Call Broker For Pricing
- › Tenant Improvement Allowance Negotiable

AVAILABLE SPACES FOR SALE OR FOR LEASE

- › 1,500 - 30,000 SF
- › 2 pad sites available F6 & F7 - *Call for Pricing*



| | |
|--------------------------|--|
| V1 - Fully Occupied | Live Nation Vibrant Music Hall |
| R1 - 4,000 SF Available | Neighboring Cancun Restaurant, Monarca Paletas |
| R2 - 7,000 SF Available | 20,000 SF Two Story |
| R6 - 5,650 SF Available | 5,650 SF One Story |
| R7 - 30,000 SF Available | 30,000 SF Two Story |
| F1 - Fully Occupied | McDonalds |
| F5 - Fully Occupied | Starbucks |
| F2 - Fully Occupied | Vibrant Credit Union |
| F3 - Fully Occupied | ReMax Concepts |
| F4 - 2,900 SF Available | Neighboring Pancheros |
| F6 Pad Site - 2.0 Acres | \$15.00/SF |
| F7 Pad Site - 2.8 Acres | \$12.50/SF |
| H1 - Fully Occupied | Aloft Hotel - 126 Rooms |
| H2 - Fully Occupied | Home 2 Suites by Hilton - 131 Rooms |





Kettlestone Central Sports Complex

UnityPoint Health

THE IOWA CLINIC

Sleep INN MainStay SUITES

HyVee Fast & Fresh

CANCUN MONARCA

R1
4,000 SF
Available

MISSION
CANCER + BLOOD

aloft
HOTELS

Grand Prairie Pkwy - 21,643 VPD

LIVE NATION vibrant music hall

RE/MAX CONCEPTS

BUILDING F4
UNDER
CONSTRUCTION

PANCHEROS
MEXICAN GRILL

SE Parkview Crossing Dr

Ashworth Rd

NEIGHBORHOOD



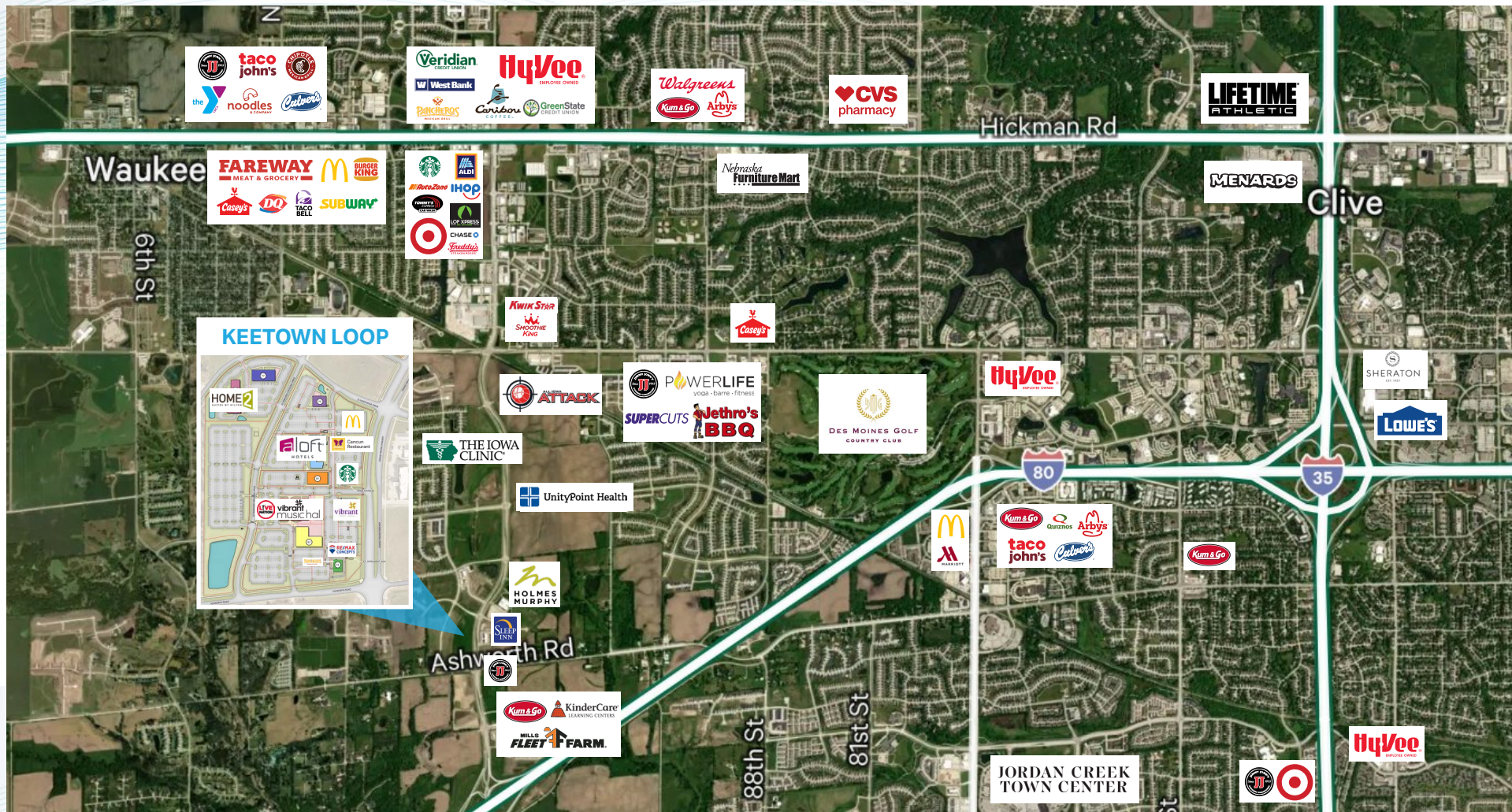
WAUKEE TOWNE CENTER

CONVENIENTLY LOCATED ON TRAFFIC PATTERN OF METRO COMMUTERS WITH NEW I-80 INTERCHANGE ON ALICE'S RD. / GRAND PRAIRIE PKWY., WAUKEE TOWNE CENTER IS A UNIQUELY PLANNED CENTER FEATURING FOUNTAINS AND SURROUNDING BIKE PATHS WINDING AROUND A STUNNING LAKE WITH TRENDING SHOPS, ENTERTAINMENT, EXERCISE, FOOD, DRINK AND LODGING.



JORDAN CREEK TOWN CENTER

JORDAN CREEK TOWN CENTER IS A GIANT LIFESTYLE MALL LOCATED IN WEST DES MOINES, IOWA. JORDAN CREEK MALL CONSISTS OF UPSCALE BRAND NAME STORES AND IS DESIGNED WITH A PARK-LIKE ATMOSPHERE INCLUDING A LAKEFRONT BOARDWALK AND A 20-SCREEN MOVIE THEATER



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