



For lease

Commercial space available
in Waukee off Esker Ridge
and Grand Prairie Parkway

Lease rate: Negotiable
Est. OPEX: Available upon request

Grand Prairie Parkway & Esker Ridge
Waukee, Iowa 50263

Property information

Tenant 1: 5,754 RSF with exterior patio

Tenant 2: 2,400 RSF with drive-thru

- Great visibility positioned on the NWC of Esker Ridge Drive & Grand Prairie Parkway off the I-80 Grand Prairie Parkway exit (exit 118)
- Anchor tenant is Community Choice Credit Union
- Property is situated in Kettlestone development and adjacent to the Keetown Loop project, surrounded by a growing flourishing commercial and residential area
- Neighboring tenants include : Live Nation Vibrant Music Hall, Holmes Murphy, Center Stage Apartments, and VizyPay

**Contact broker for
additional information**

jll.com/des-moines

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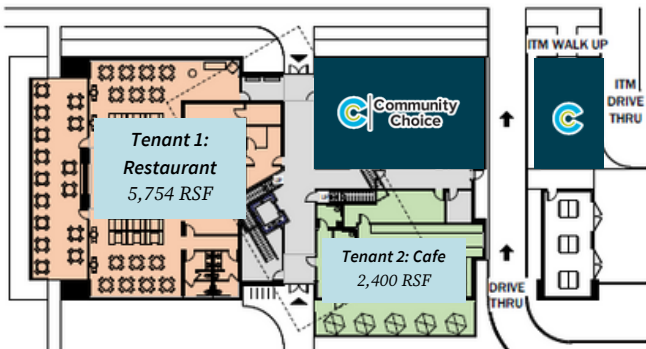
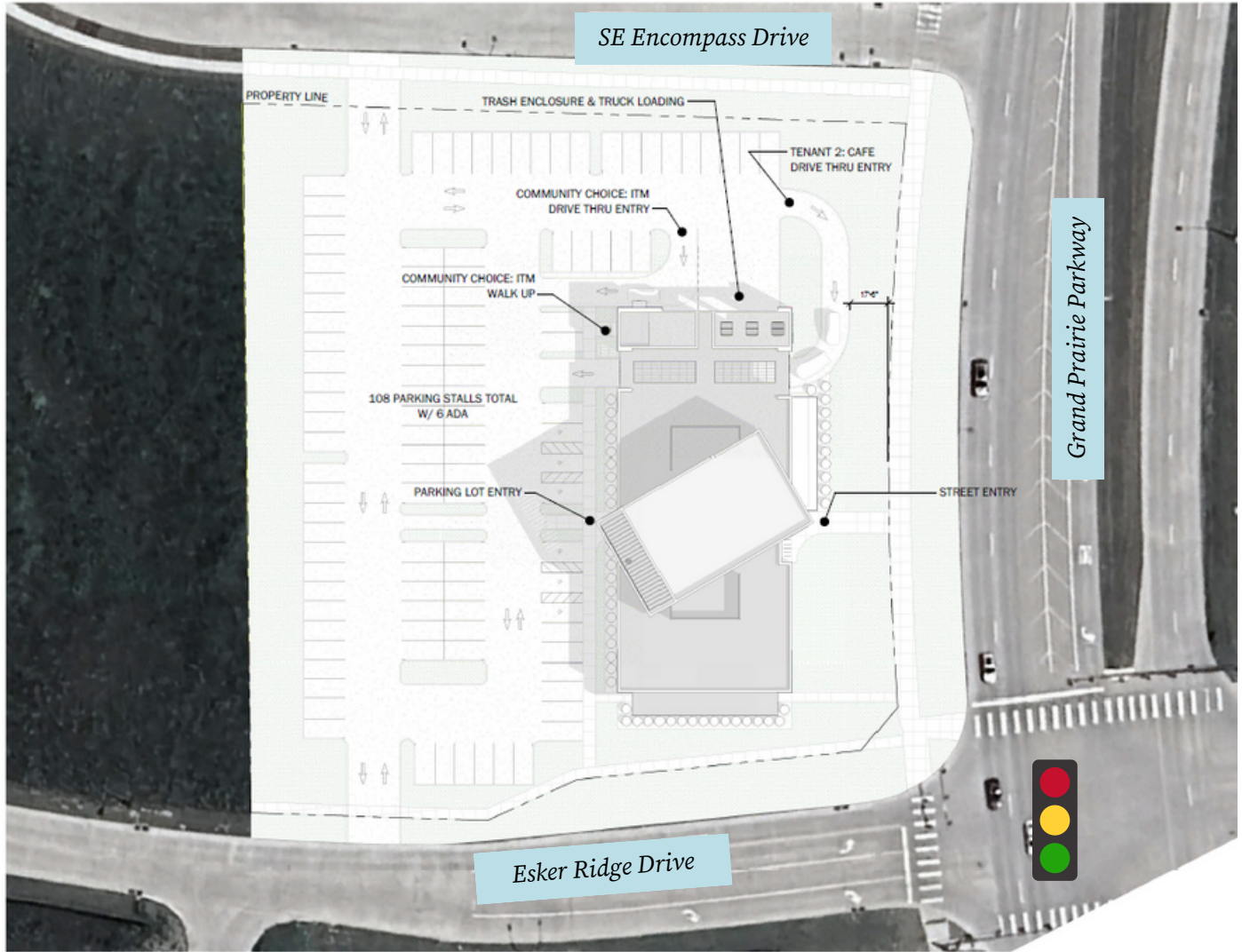
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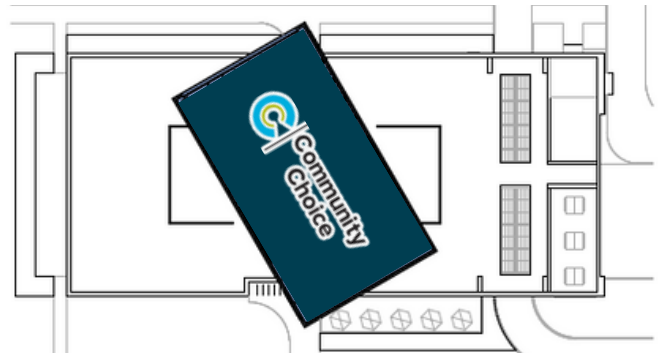
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Conceptual site plan + floor plans

**For marketing purposes only, plan subject to change.*



First floor



Second floor

Floor plan + renderings

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Demographics

| | 3 miles | 5 miles | 10 miles |
|------------------------|----------|-----------|----------|
| Est. population | 53,266 | 104,637 | 269,575 |
| Est. households | 21,269 | 41,817 | 109,914 |
| Est. Average HH income | \$97,365 | \$100,096 | \$86,808 |

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