



Hughes  Century + NORWALK CENTRAL
CROSSING

LAND AVAILABLE FOR SALE OR LEASE



Potential retail, food
& beverage or
commercial uses



Traffic Count
16,800 VPD



Located in fast
growing corridor



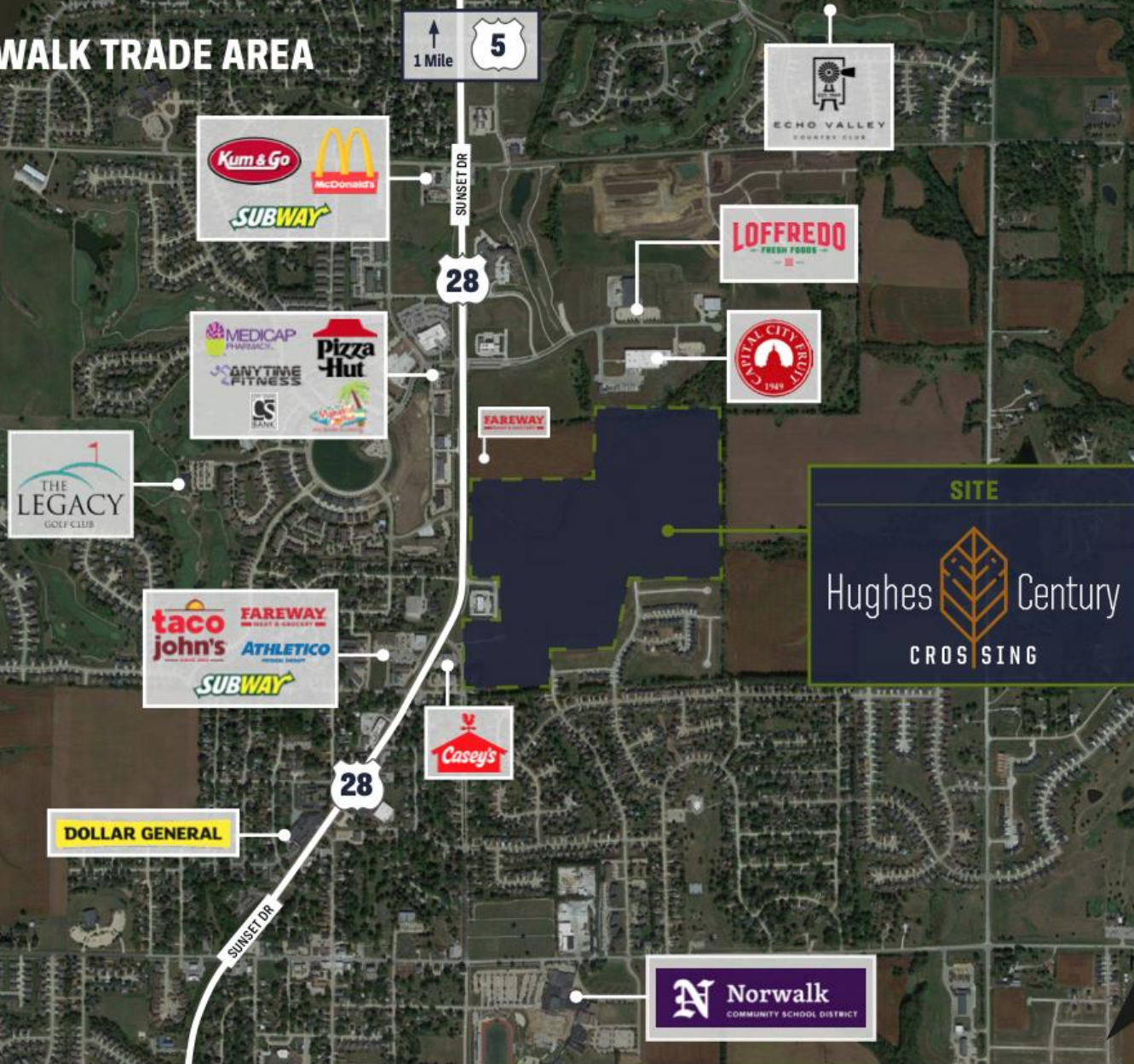
Quick access to I-35
via Hwy extension



Easy access to
downtown Des Moines

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,073	13,632	46,036
Households	2,221	5,062	18,199
Avg Household Income	\$116,699	\$109,855	\$91,652

NORWALK TRADE AREA



SITE PLAN

HyVee

Fairfield
BY MARRIOTT

tru
by HILTON

28

FAREWAY

SOLD

Water
Tower

**Kwik
Star**

TownCenter

Future Public
Library

Hughes  Century
CROSSING

SPW SPORTSPLEX
WEST

**FAREWAY
FIELDS**

Commercial

-  Lot For Sale
-  Towncenter
-  Commercial
-  High Density Residential

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Norwalk Central

Norwalk Central is a large mixed-use development in the heart of City. This area includes a 20+ acre sports campus attracting regional and national events. Additionally, it offers two national brand hotels, dining, entertainment and retail options.

The ongoing development in Norwalk Central includes Hughes Century Crossing (retail and residential), Gregg Young Sports Campus, City State Bank Norwalk Fieldhouse for public recreation, and Heartland Sports Fields.





1351 Chatham Ave Norwalk, IA

- Corner Lot with High Visibility
- Utilities On-site (Gas, Electric, Water, Sewer, Fiber)
- Willing to Subdivide
- Current Zoning: Zoned C-3
- Multiple Access Points





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 **HUSMANN**
DEVELOPMENT