



801 NE VENTURE DRIVE

WAUKEE, IA

This highly visible retail opportunity is ideally positioned within a thriving commercial corridor, offering prominent storefront exposure and convenient customer access. The property features ample on-site parking and a flexible layout that can accommodate a variety of retail, specialty, or service-oriented businesses. Surrounded by established retailers and consistent daily traffic, the property presents an exceptional opportunity for a wide range of commercial users.

AVAILABLE SPACE

- 6,705 - 9,243 SF Available
- 2,538 SF Preschool Tenant
- 9,243 SF Day Care Build-Out Available

LEASE RATE

- \$23/SF NNN
- Operating expenses available upon request

FEATURES

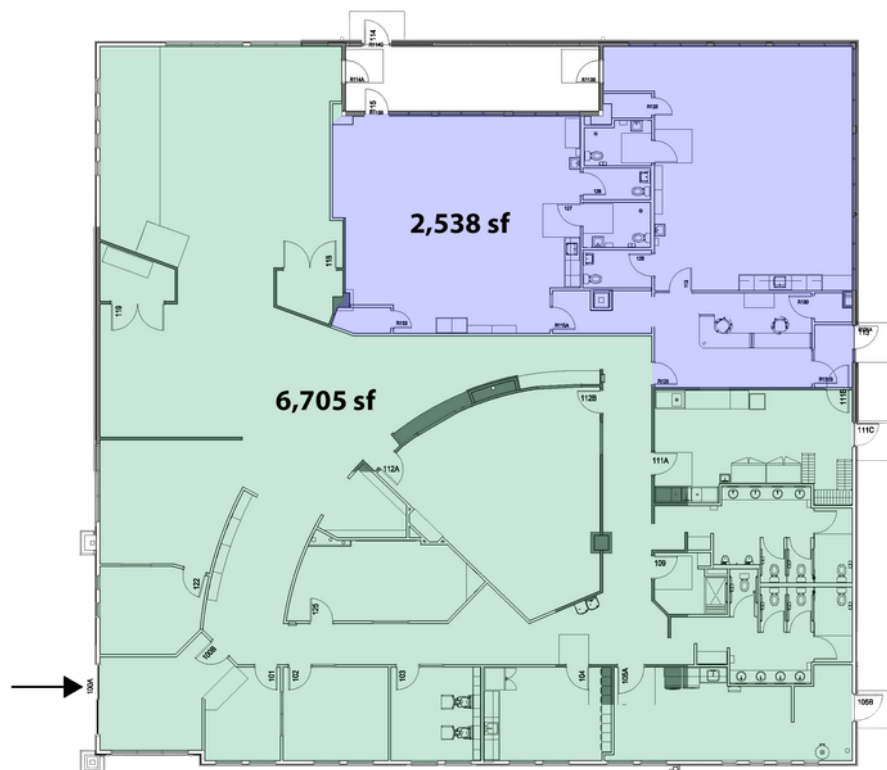
- Built in 2022
- Ample Parking
- Commercial Kitchen with Grease Interceptor
- Building Signage Opportunity
- Automatic Doors

FLOOR PLAN

6,705 SF AVAILABLE



9,243 SF AVAILABLE



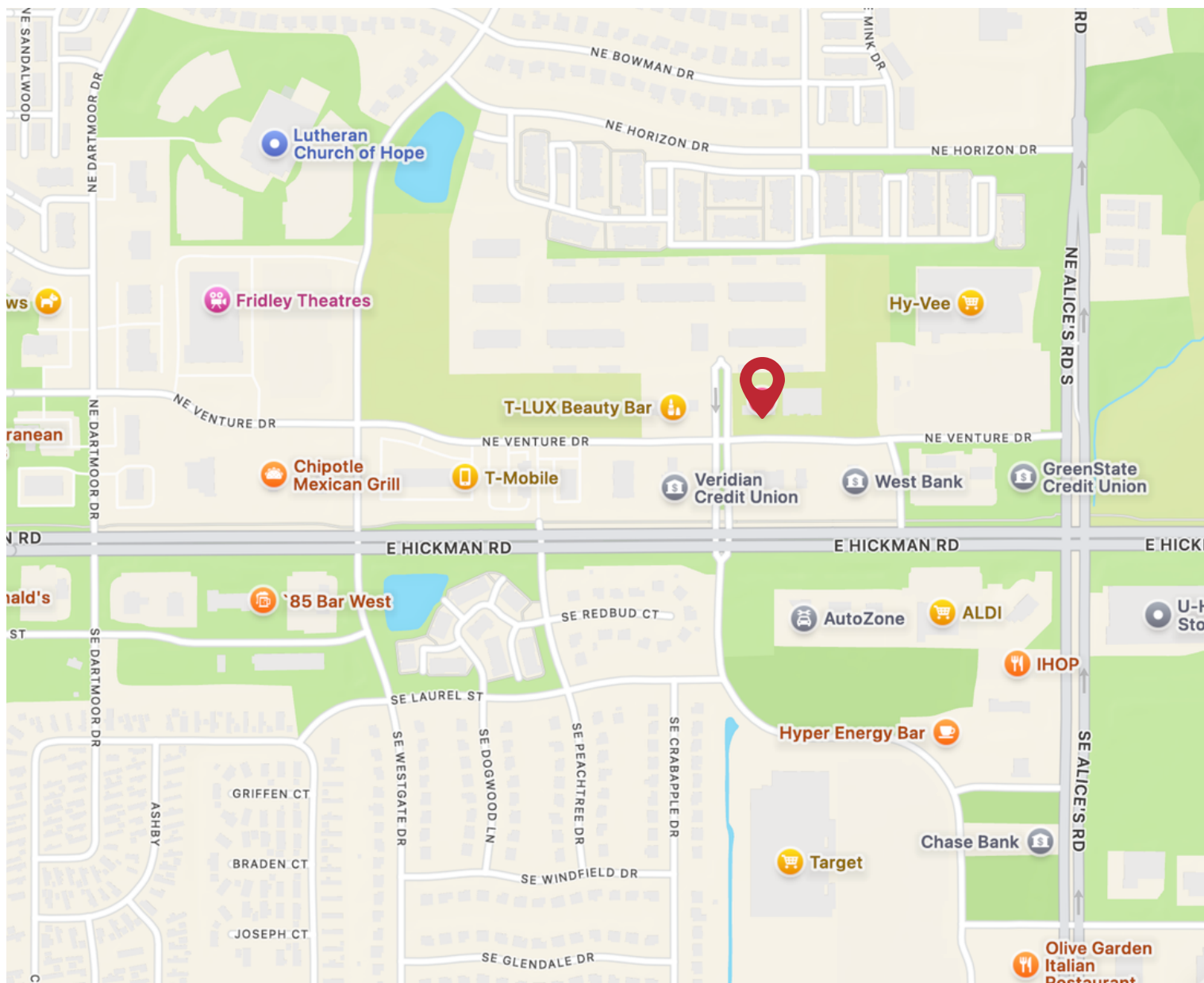
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY MAP



CHLOE BRATVOLD

Business Development/Agent

📞 515-293-0963

✉️ chloe@wbrealty.com

WB Realty Company is a licensed real estate broker in the state of Iowa



RYAN WIEDERSTEIN

Broker/Owner

📞 515-966-5478

✉️ ryan@wbrealty.com

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