

FOR LEASE



PRAIRIE COMMONS | 505 EAST HICKMAN ROAD

Waukee, Iowa 50263

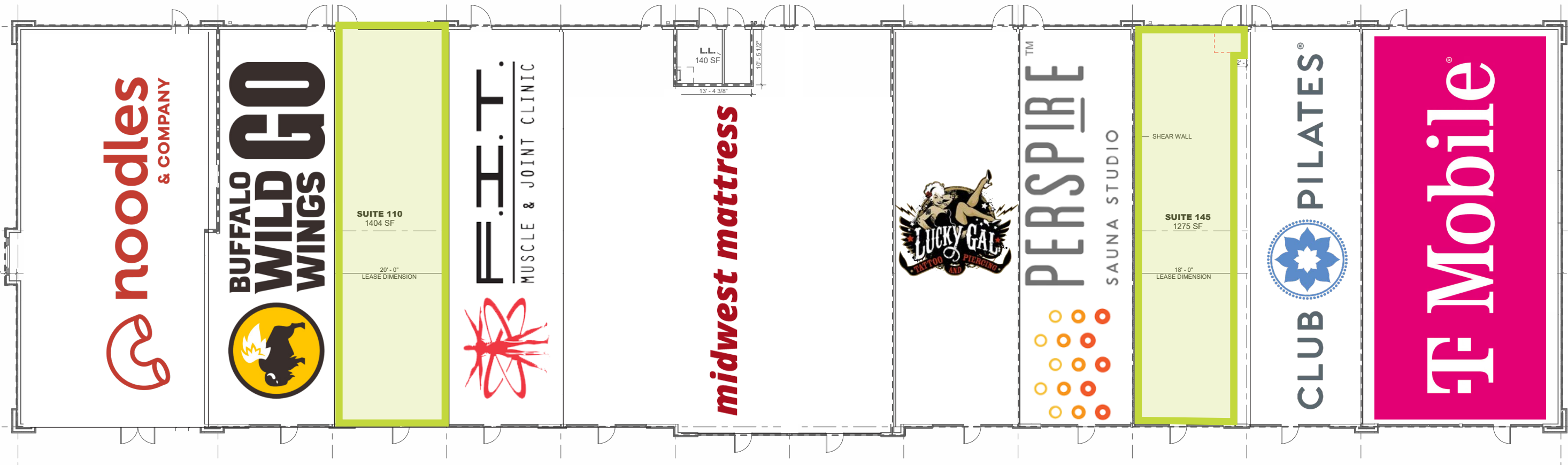
Retail Space Available
from 1,275 - 1,404 RSF

ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com
Licensed in IA

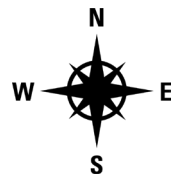
KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com
Licensed in IA

PRAIRIE COMMONS AVAILABILITY

NE WESTGATE DRIVE



E HICKMAN ROAD



RETAIL BUILDING
RETAIL & RESTAURANT

SUITE 110
Availability:
1,404 SF ±

SUITE 145
Availability:
1,275 SF ±

Lease Rate:
\$32.00 PSF NNN



505 E Hickman Road offers prime visibility along Waukee’s busiest corridor with strong traffic counts & convenient access. Landlord incentives, including **tenant improvement allowance & potential rent abatement for qualified tenants**, make this an excellent opportunity for retail, service, or office users looking to establish a presence in one of the metro’s fastest-growing communities.



NEW RETAIL

PRAIRIE COMMONS & PRAIRIE CROSSING PRIME LAND

PRAIRIE COMMONS

Availability:
1,275 - 1,404 SF
Lease Rate:
\$30 PSF NNN

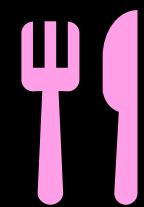
PRAIRIE CROSSING

Availability:
Up to 9.34 Acres
Sale Price:
\$12 - \$18 PSF



E HICKMAN ROAD

Nearby Attractions



140

Restaurants



8

Bars and
Pubs



11

Coffee
Shops



9

Grocers



21

C-Stores



34

Retail
Shopping



20

Hotels



16

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$557

Breakfast



\$1,785

Lunch



\$2,722

Dinner

NEARBY ATTRACTIONS

- Triumph Park
- New Waukee Northwest High School
- Apple Data Plant
- Kettlestone Development
- KeeTown Loop Entertainment District

ATTRACTIONS CONT.

- Live Nation
- Palms Theatres & IMAX
- Sugar Creek Golf Course
- Racoon River Valley Trail
- Fox Creek Splash Pad
- Direct connection to I-80
- Largest Target in Iowa

OTHER NOTABLE LOCATION HIGHLIGHTS

"WAUKEE: THE FASTEST-GROWING CITY IN IOWA"

(2020 U.S. CENSUS)

CITY ACCOLADES

- Top 10 Fastest-Growing U.S. Suburbs, Realtor.com
- Top 50 Best Places to Live in America, "Money Magazine"
- Top 10 Best Towns for Families, "Family Circle"
- Top 50 Best Suburbs in America, Businessinsider.com
- Dallas County is the 4th fastest growing county in the USA

ACCOLADES CONT.

- Top 10 Safest Places in Iowa, Movoto.com
- Best City in Iowa for Home Ownership, NerdWallet.com
- Best Local Community to Live In, "Cityview"
- Waukee Community School District is the 7th largest school district in the state

Demographics

5 mile radius
NE Venture Dr, Waukee, Iowa, 50263

INCOME



\$108,765
Median Household Income



\$311,182
Median Net Worth



\$341,928
Median Home Value



\$87,845
Median Disposable Income

BUSINESS



2,197
Total Businesses



44,705
Total Employees

TRAFFIC



26,800
Hickman Road



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2014-2020, 2022, 2027.
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EDUCATION



64%
Bachelor's/Grad/Prof Degree

KEY FACTS



1,031.7
Population



83,725
Total Daytime Population



35.5
Median Age



31,006
Households

EMPLOYMENT



1.5%
Unemployment Rate



FOR LEASE **505 EAST HICKMAN ROAD**

Waukee, Iowa



All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.



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KNAPP
PROPERTIES



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