

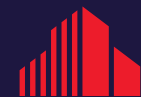


PRIME RETAIL, RESTAURANT, MEDICAL, & OFFICE SPACE FOR LEASE

KETTLESTONE PEAK

1105 SE PLEASANT VIEW DR | WAUKEE, IA

1,605 - 8,980 SF AVAILABLE | 7,375 SF CONTIGUOUS | \$30 - \$32 PSF



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

KETTLESTONE PEAK

1105 SE PLEASANT VIEW DR | WAUKEE, IA

PROPERTY SPECIFICS

A Destination for Business, Dining, and Professional Services

Kettlestone Peak is Waukee's premier Class A retail and professional center, designed to attract a dynamic mix of retailers, restaurants, breweries, and professional service businesses. Positioned within the fast-growing Kettlestone Development, this highly visible and well-connected location is the ideal setting for businesses looking to thrive in a high-traffic, high-demand market.



CLICK TO VIEW DRONE FOOTAGE OF THE PROPERTY



Basketball academy site with an estimated **4,000** weekend visitors and **500** on weekdays



GRAND PRAIRIE PKWY

South Middle School



Timberline Middle School



LOT LAYOUT

1105 SE PLEASANT VIEW DR | WAUKEE, IA



WHY KETTLESTONE PEAK?

Unmatched Location & Accessibility

- Easy access to I-80 & Grand Prairie Parkway, making it convenient for customers, employees, and clients.
- High-traffic area with strong visibility, benefiting from Waukee's explosive growth and increasing commercial demand.

LOCATION

1105 SE PLEASANT VIEW DR | WAUKEE, IA



ELEVATION PLAN

1105 SE PLEASANT VIEW DR | WAUKEE, IA



WHY KETTLESTONE PEAK?

Ideal Tenant Mix for Synergy & Growth

- Anchor restaurant or brewery opportunity – Prime space overlooking the pond and Grand Prairie Parkway, offering a premium patio and scenic dining experience.
- Retail space available – Perfect for boutiques, specialty shops, fitness concepts, and service-oriented businesses.
- Professional office & service groups – Ideal for medical, financial, real estate, and corporate users seeking a high-end, high-visibility location.

PROPOSED SUITE PLAN

1105 SE PLEASANT VIEW DR | WAUKEE, IA



WHY KETTLESTONE PEAK?

Class A Design & Quality Construction

- Modern storefronts, high ceilings, and premium finishes to create a first-class business presence.
- Outdoor dining and gathering spaces, enhancing the experience for tenants and customers.
- Customizable floor plans to fit retail, dining, and office needs.

SITE PROGRESS - MARCH 2026

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KETTLESTONE PEAK

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WAUKEE, IOWA

The City of Waukee is recognized as the fastest-growing (large) city in Iowa and is located in Dallas County—the fourth fastest growing county in the U.S. Waukee offers a friendly, community-oriented vibe featuring quality schools, parks, trails, entertainment and enrichment opportunities. The City is also dedicated to economic development and business opportunities, including the expansion of both the mixed-use development Kettlestone and the highly traveled Hickman Road corridor.

POPULATION DETAILS

A Special Census completed in 2024 shows that Waukee is home to 31,823 people, a significant growth of more than 7,000 from the 2020 U.S. Census, which counted 23,940 residents. This makes Waukee the fast growing City in Iowa and one of the fastest growing communities in the U.S. As the City continues to invest in infrastructure and amenities, and the Waukee Community School District continues to attract people with its quality education and programs, growth in and around Waukee is expected to continue. City officials project that Waukee’s population could reach 35,000 by the year 2030. The median resident age is 32.1, and Waukee’s median household income is \$94,617.

WAUKEE DISTINCTIONS

- 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, “FamilyCircle”
- Top 50 Best Suburbs in America, BusinessInsider.com
- Top 10 Safest Places in Iowa, Moveto.com
- Best City in Iowa for Home Ownership, NerdWallet.com
- Best Local Community to Live In, “Cityview”



WAUKEE is a thriving community with a strong residential base, ensuring a steady flow of potential customers and clients.

DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Total Population:	12,231	66,239	114,440
Daytime Population:	9,001	63,481	124,211
Total Households:	4,836	25,378	44,969
AVG HH Income:	\$114,775	\$142,102	\$147,032

2 Adjacent Lots Available For
Sale or Build to Suit:

Lot 3 - 3.4 AC

Lot 4 - 2.3 AC



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