

FOR LEASE

# GREATER IOWA CREDIT UNION RETAIL CENTER

1145 SOUTHEAST UNIVERSITY AVENUE WAUKEE, IA 50263



## PROPERTY DESCRIPTION

Introducing 1145 Southeast University Avenue, new home to Greater Iowa Credit Union and a prime retail opportunity available for lease at the major intersection of SE Alice's Road and SE University in Waukee!

## PROPERTY HIGHLIGHTS

- Brand new construction with an improvement allowance available
- Excellent visibility and access via a prime intersection at SE Alice's Road and SE University Avenue
- Waukee is the fastest-growing community in the state of Iowa and is home to strong household incomes and demographics
- Close proximity to several major draws including Vibrant Music Hall, Kettlestone Central Sports Complex and Waukee High School
- Notable retail neighbors: Hawaiian Bros Island Grill, Slim Chickens, Smoothie King, and of course, Greater Iowa Credit Union

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$32.00 SF/yr (NNN)
<b>Available SF:</b>	1,260 - 2,520 SF
<b>Building Size:</b>	5,262 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	472	1,478	5,341
<b>Total Population</b>	1,092	3,461	13,379
<b>Average HH Income</b>	\$89,464	\$90,706	\$100,524

# Ferguson

fergusoncres.com

**BEN BRACKETT**

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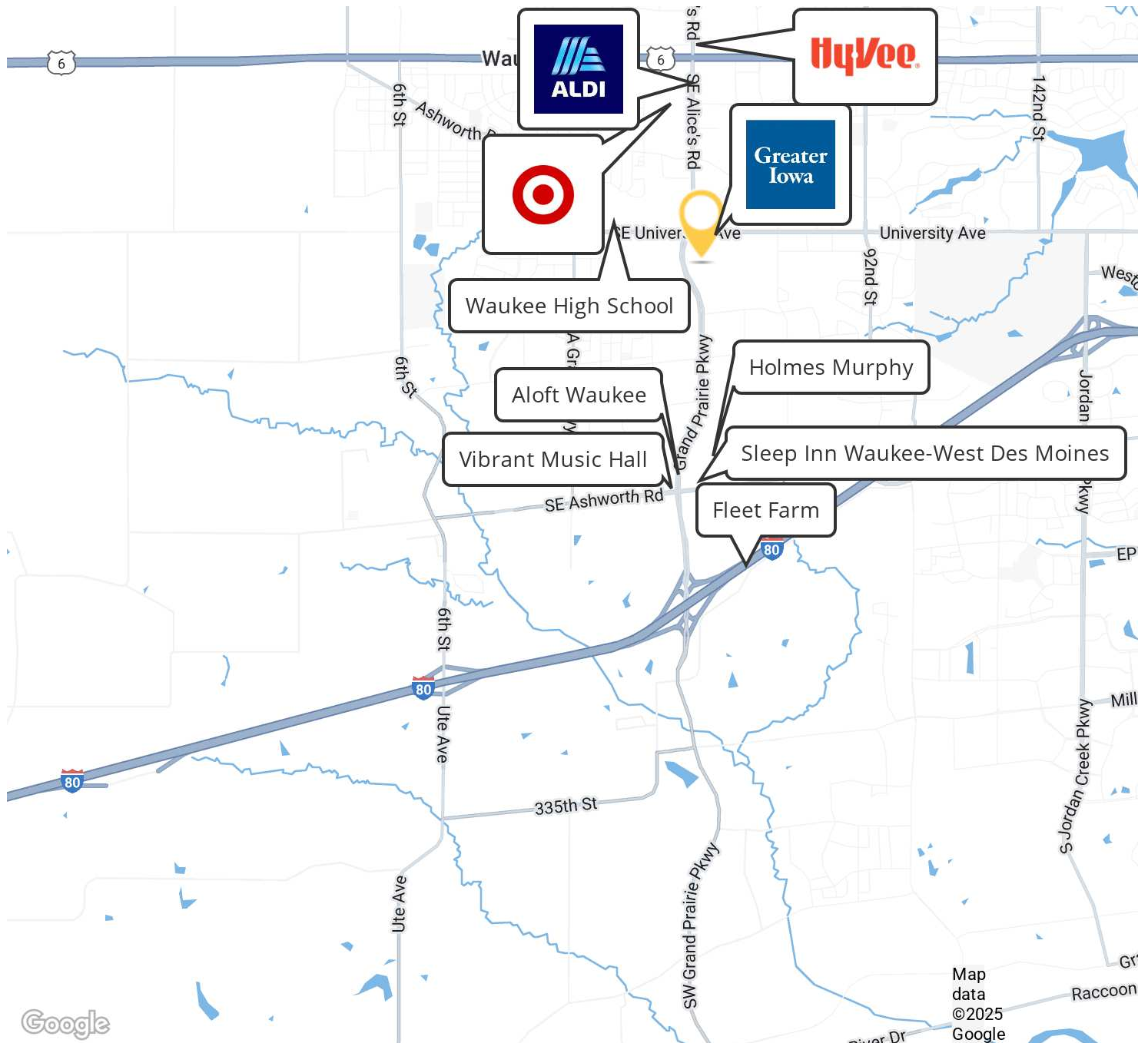
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