

955 NW 10th St

New Construction Retail Center

SWC 10th Street & NE Douglas Ave
Waukee, Iowa 50263
www.cbre.com/desmoines

Available Space

- + 1,440 - 17,336 SF
- + 4.37 Acres
- + 20' - 24' Bay widths

Property Features

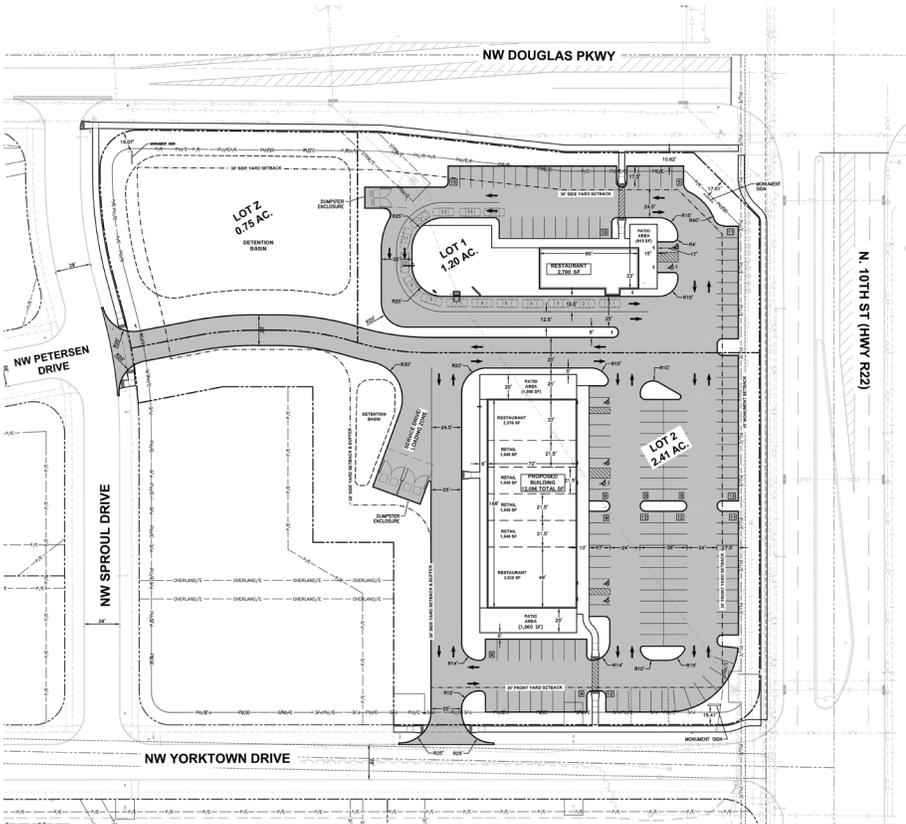
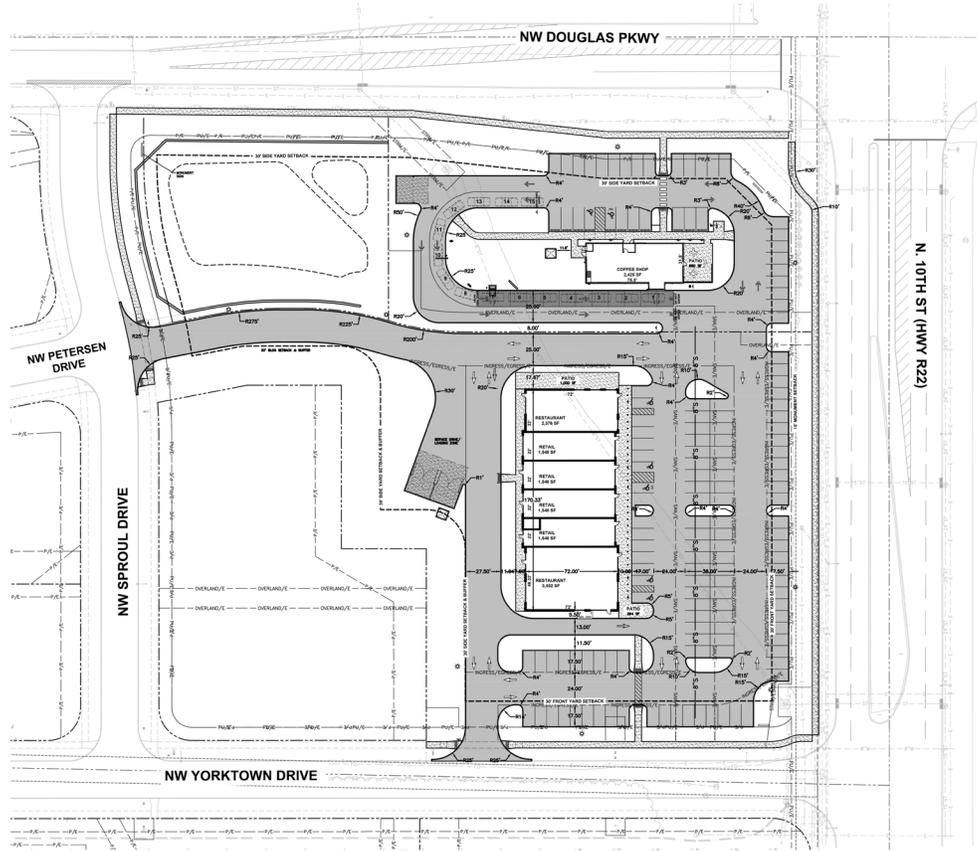
- + Located on lighted Intersection with access on Douglas and 10th Street
- + New Construction in rapidly growing commercial corridor
- + Directly across from the Northwest High School and Triumph Park/Baseball fields
- + Pedestrian underpass connecting Triumph Park to center
- + Drive-Thru Restaurant Opportunity
- + 400+ residential lots at Stratford Crossing to the West with 120+ new townhomes currently under construction

Lease Rate

- + Lease rate negotiable
- + TI Allowance \$35.00/SF

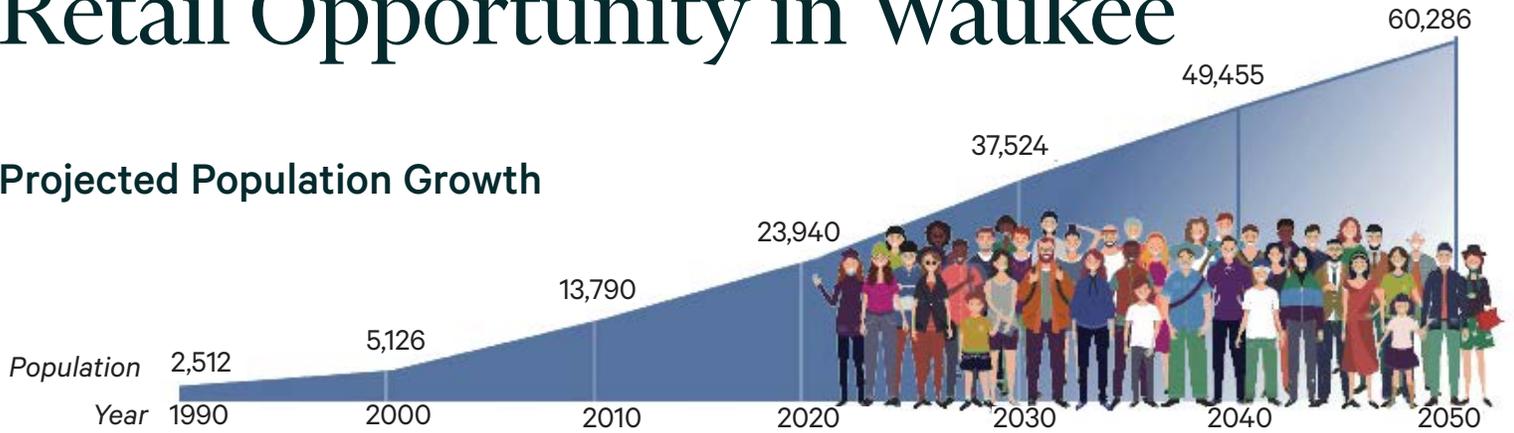


Conceptual Site Plans



Retail Opportunity in Waukee

Projected Population Growth



9,289
Households



Household Size
2.52 Persons



9,289
Households



Household Size
2.52 Persons



6,367
Employees
Each Day



High School: 98.3%
Associates: 66.6%
Bachelors: 55.5%

Source: City of Waukee

Within 1 Mile

1,325 Students at Northwest High School

2,081 Student population at Waukee Middle School



The **66-acre** Triumph Park includes many park amenities, including the Greater Iowa Credit Union Miracle League® Field, **12 softball/baseball fields** for local and large traveling tournament use, **15,000-square-foot** EPIC Inclusive Playground, and **11-acre pond** with accessible fishing pier.

New Natatorium

This state-of-the-art facility, features a competition pool that can support two full 25-yard, eight-lane competitions simultaneously, and a four-lane warm-up pool. The pools together hold 1 million gallons of water. The facility is scheduled to host the Missouri Valley Conference Swimming Championships next season.



Demographics



58,437
Residents



\$108,447
Median Household Income



17
Parks



23
Miles of Trails



#1
Fastest Growing
Large City In Iowa



#1
First Fully Fiber Community
in The Des Moines Metro

Location



Contact Us

Ajdin Nadarevic
Senior Vice President
+1 515 415 6114
ajdin.nadarevic@cbre.com
Licensed in the State of Iowa

Ben Probst
Senior Associate
+1 515 415 6108
ben.probst@cbre.com
Licensed in the State of Iowa

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