

The Cove at Kettlestone

1176-1196 SE University Avenue
Waukee, Iowa 50263

Retail

The Cove at Kettlestone is a newly constructed multi building retail center on the University Avenue commercial corridor in Waukee, Iowa. The center features modern design, expansive window lines and significant parking. Join Central Standard, CHIC Nail Salon, Marco's Pizza, Advanced Chiropractic & Acupuncture, CityRow, MedSpa, Dunn Brother's Coffee, Spenga & TNT's (Tacos N' Tortas).

Space	Lease Rate	Size
West Building		
1176	\$26.00/SF NNN	2,277 SF
East Building Fully Leased		

Available Space

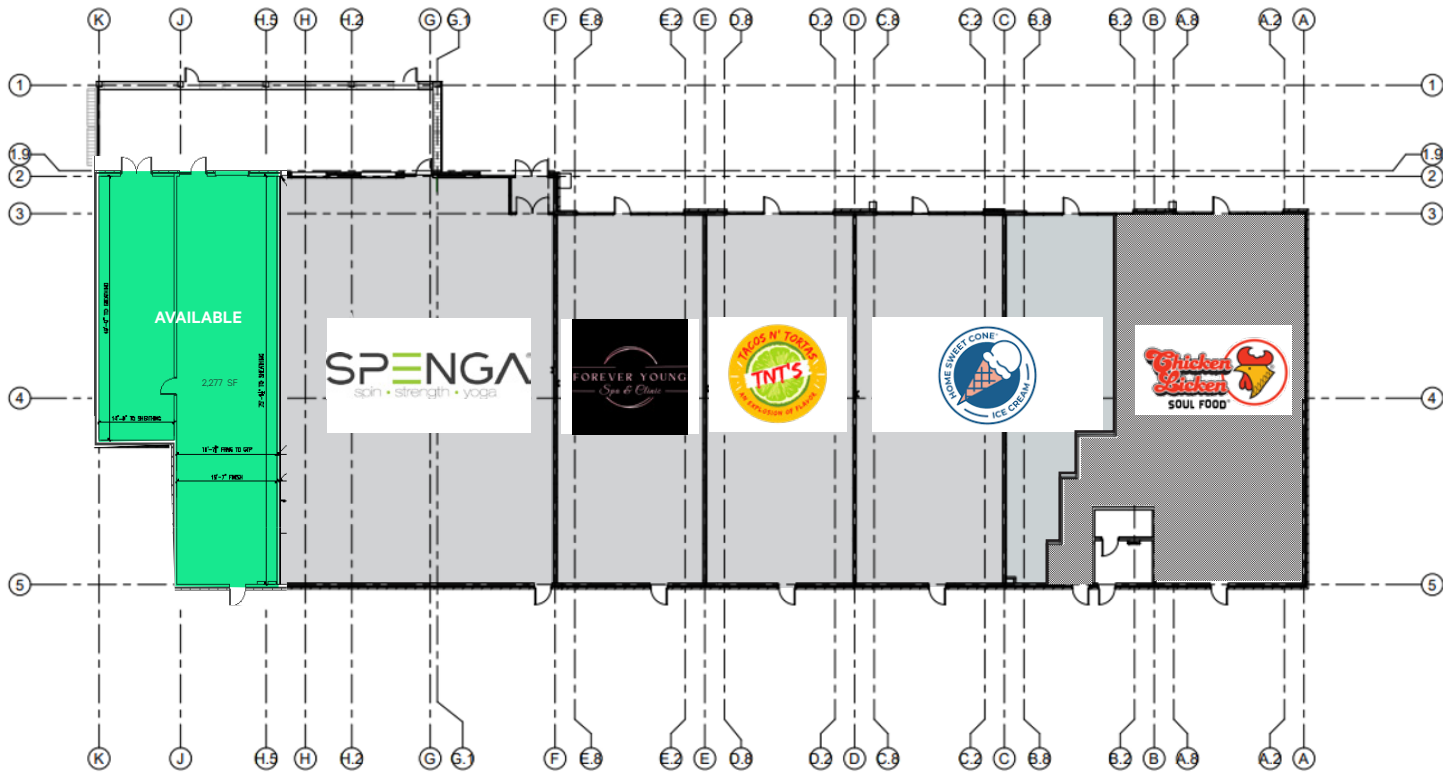
- + 2,277 SF
- + Lease Rate: \$26.00/SF NNN
- + Leasing Incentives include Free Base Rent and Tenant Improvement
- + Allowance for Qualified Tenants
- + 2 minutes from new Grand Prairie Parkway I-80 exit
- + Traffic Counts
 - 23,559 Vehicles per day on University Avenue

[CLICK HERE FOR PROPERTY VIDEO](#)

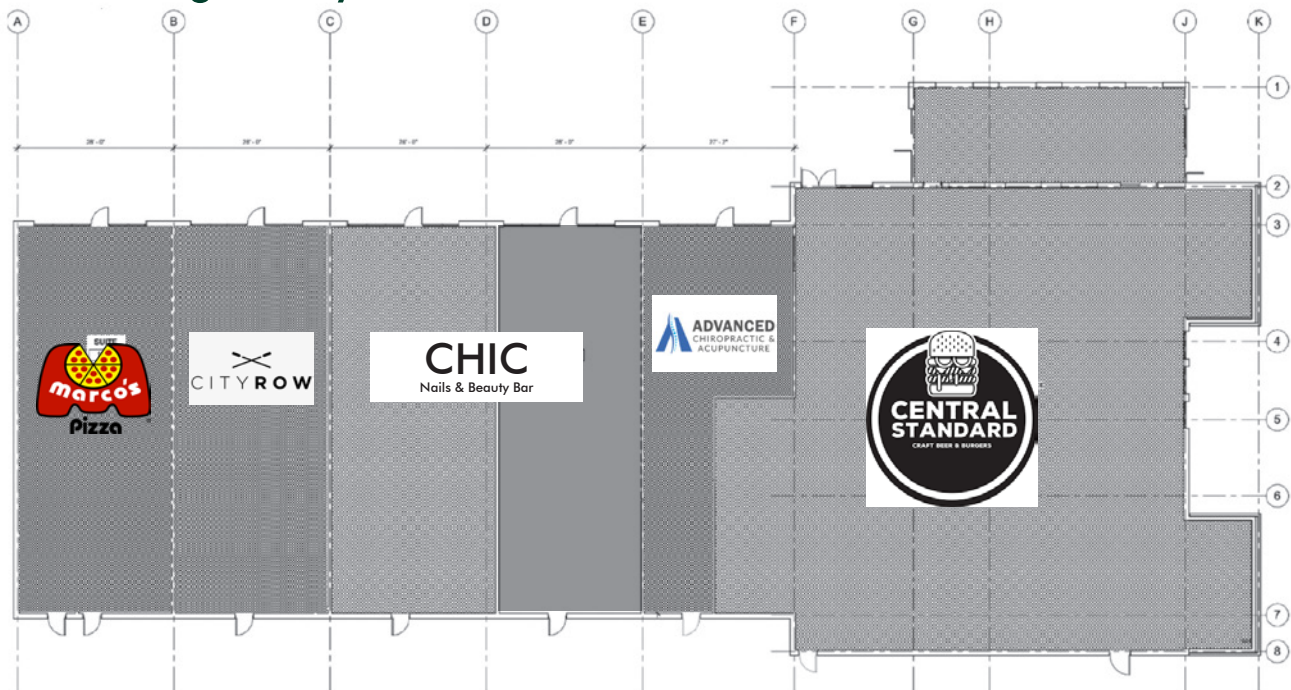


Property Floor Plans

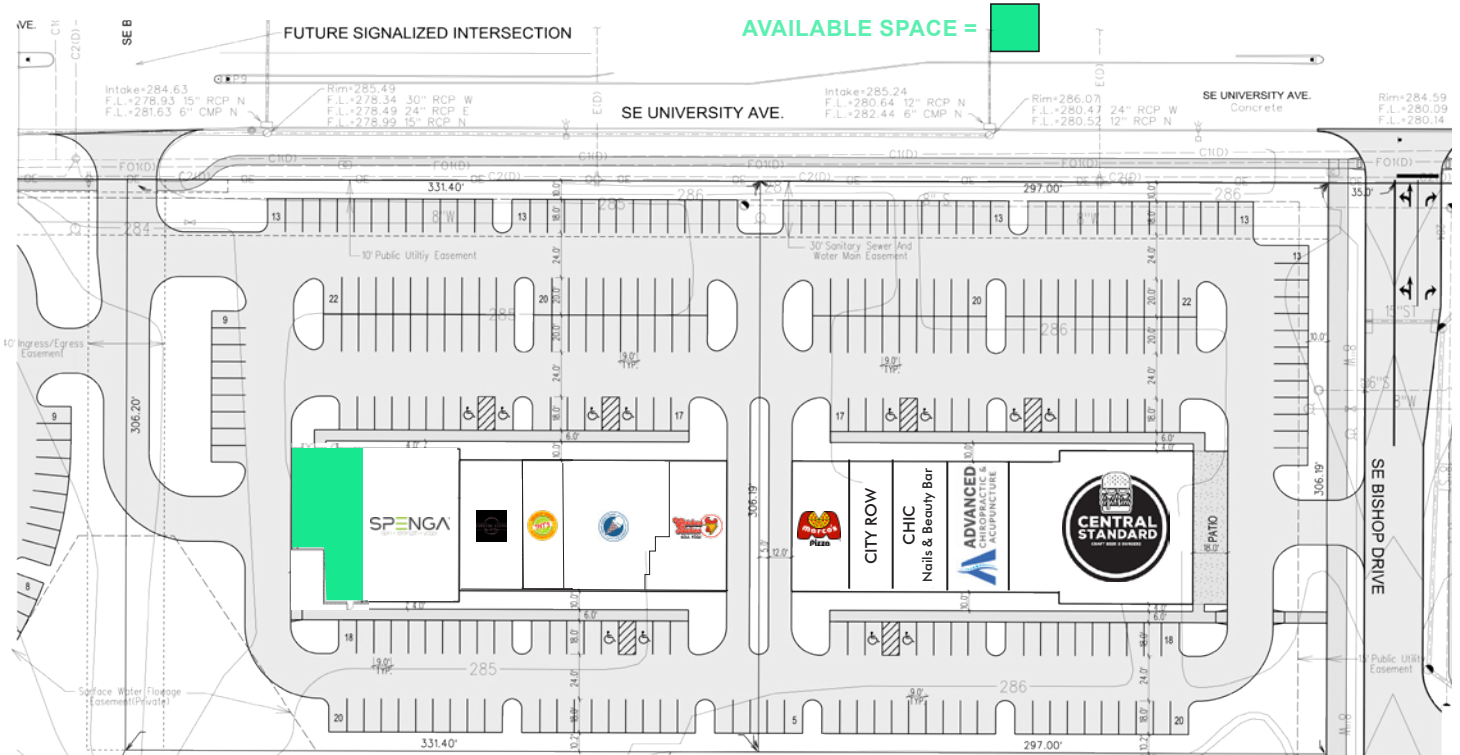
West Building



East Building - Fully Leased



Property Site Plan



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Population - Current Year Estimate	12,490	58,039	97,767
2026 Population - Five Year Projection	15,695	69,605	113,582
2010 Population - Census	6,868	35,928	66,571
2000 Population - Census	935	14,162	37,242
2010-2021 Annual Population Growth Rate	5.46%	4.36%	3.48%
2021-2026 Annual Population Growth Rate	4.67%	3.70%	3.04%
HOUSEHOLDS			
2021 Households - Current Year Estimate	5,080	21,766	38,166
2026 Households - Five Year Projection	6,411	26,101	44,282
2010 Households - Census	2,738	13,361	26,072
2000 Households - Census	356	5,313	14,745
2010-2021 Annual Household Growth Rate	5.65%	4.43%	3.45%
2021-2026 Annual Household Growth Rate	4.76%	3.70%	3.02%
2021 Average Household Size	2.45	2.66	2.56
HOUSEHOLD INCOME			
2021 Average Household Income	\$118,794	\$129,652	\$124,485
2026 Average Household Income	\$129,454	\$140,195	\$134,728
2021 Median Household Income	\$99,356	\$105,037	\$100,855
2026 Median Household Income	\$104,930	\$109,827	\$105,724
2021 Per Capita Income	\$46,605	\$48,732	\$48,577
2026 Per Capita Income	\$50,890	\$52,696	\$52,503

Property Photos



Location



Contact Us

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