



CALIBER
COMPANY



KETTLESTONE
— CENTRAL —

FOR LEASE

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PROPERTY DESCRIPTION- FOR LEASE

Discover 1,653 – 29,236 SQ FT of new, commercial retail space now available.

Kettlestone Central is the Midwest's most notable mixed use development! Located in the heart of Waukee Iowa, at the intersection of Grand Prairie and Westtown Parkway, the 164 acre Kettlestone Central neighborhood will welcome hundreds of thousands of visitors each year and be home to thousands of residents living within one of the planned residential communities. Located in the fastest growing city in Iowa, Kettlestone Central will attract over half a million visitors each year along with being home to approximately two thousand residents. A variety of commercial opportunities are available within Kettlestone Central. Whether you're seeking highly visible and walkable retail space, a modern medical facility, or a vibrant entertainment venue, Kettlestone Central provides the perfect canvas for your vision to become reality!



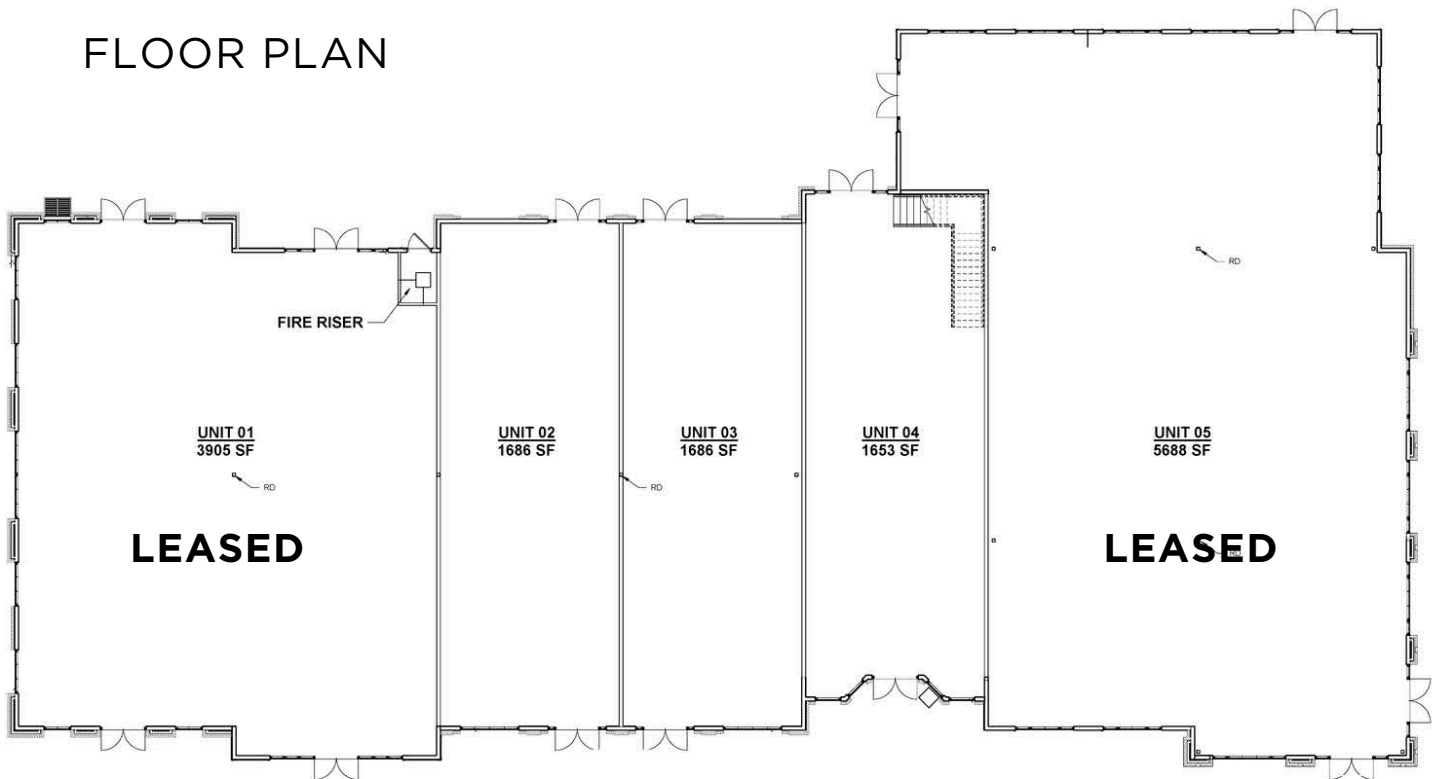
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BUILDING 1 OFFERING SUMMARY

NNN Lease Rate:	Negotiable
Suite 1	LEASED
Suite 2	1,686 SF
Suite 3	1,686 SF
Suite 4	1,653 SF
Suite 5	LEASED

FLOOR PLAN



① 1ST FLOOR
SCALE: 1/8" = 1'-0"



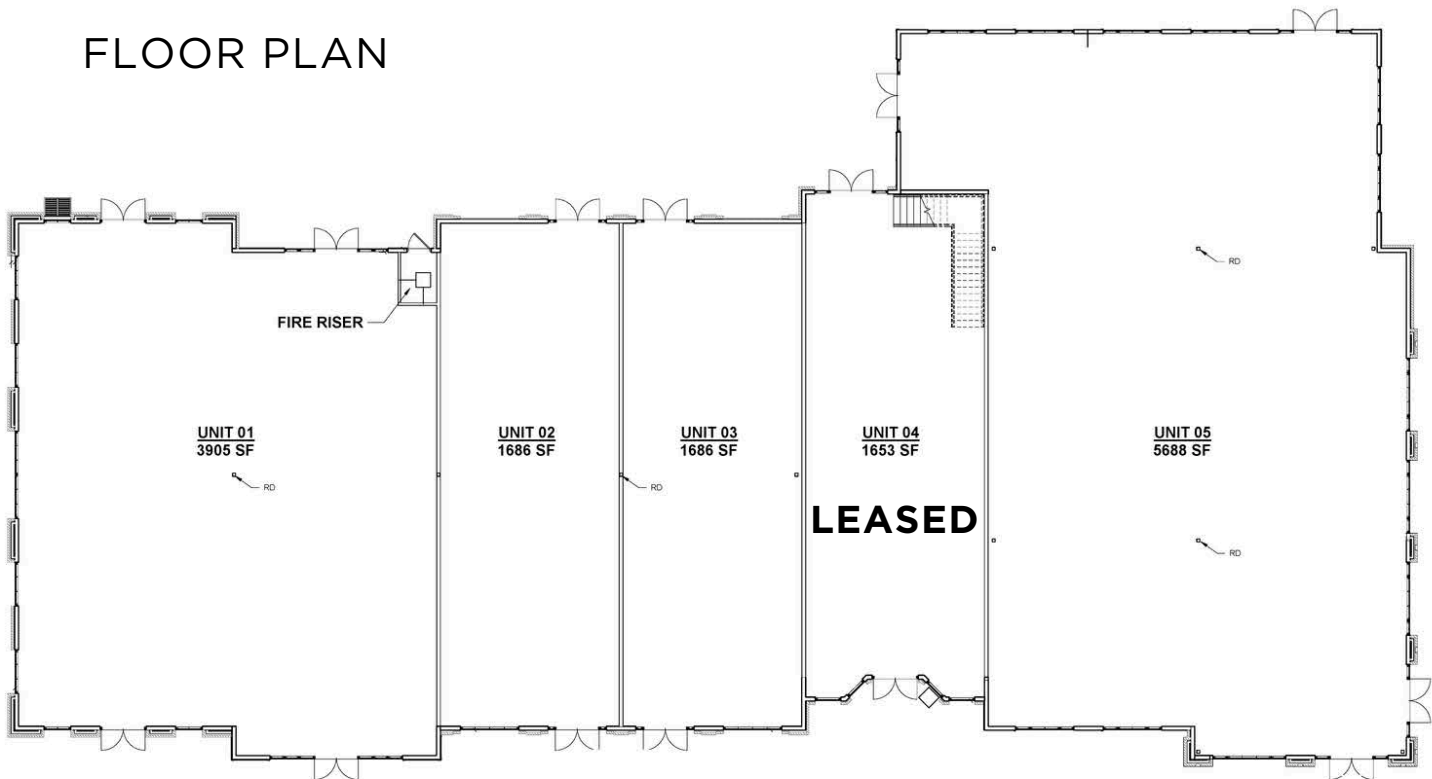
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BUILDING 2 OFFERING SUMMARY

NNN Lease Rate:	Negotiable
Suite 1	3,905 SF
Suite 2	1,686 SF
Suite 3	1,686 SF
Suite 4	LEASED
Suite 5	5,688 SF

FLOOR PLAN



① 1ST FLOOR
SCALE: 1/8" = 1'-0"



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SITE PLAN





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RENDERINGS





POPULATION	2 MILES	5 MILES
Total Population	25,063	97,581
Average Age	33.4	35.1
Total Employees	4,243	55,883
College Graduate+	57%	57%
HOUSEHOLDS & INCOME	2 MILES	5 MILES
Total Households	9,728	38,140
Owner Occupied Housing	67.80%	67.80%
Average HH Income	\$124,586	\$125,911

Source: ESRI 2020 Estimates

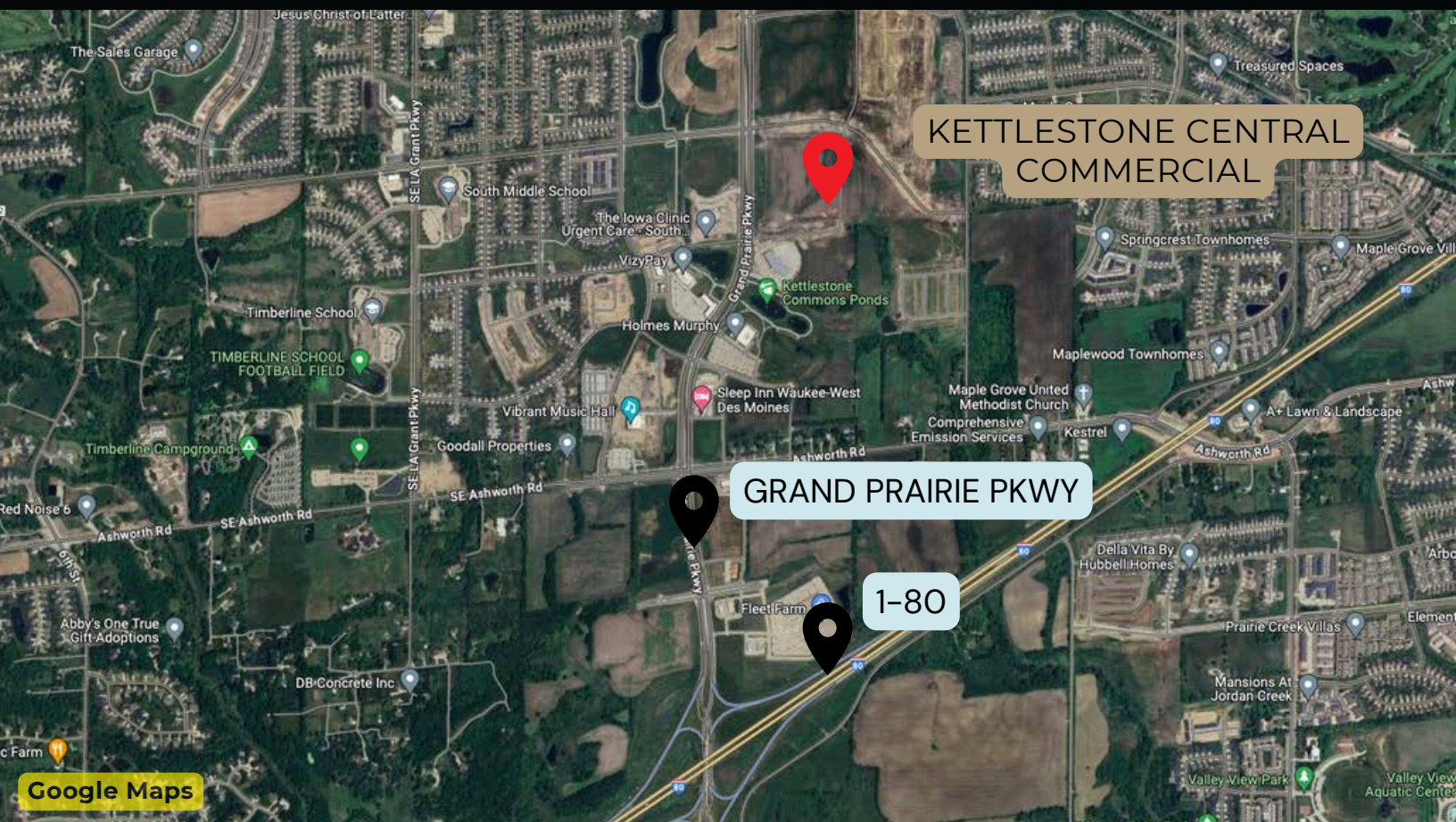


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CLOSE UP BIRDSEYE VIEW



BIRDSEYE VIEW





CITY OF WAUKEE DEMOGRAPHICS

According to waukee.org, Waukee is known for its hometown feel, well-educated and skilled workforce, safe and connected neighborhoods and excellent school system. Just 15 minutes to downtown Des Moines, Waukee is a rapidly growing community with broad access to diverse workforce, key transportation lines and big city offerings. In addition, we're growing great amenities right here in our city, making it a highly desirable place to live, work and play.



Population: 27,554



10,491 Households



City officials project that Waukee's population could reach 35,000 by the year 2030.



In May 2020, the U.S. Census Bureau named Waukee the fastest-growing (large) city in Iowa, based on population growth since 2010.

Household Income Distribution:

0 - \$25k	6%
\$25-\$50k	8%
\$50k-\$75k	16%
\$75k-\$100k	14%
\$100k +	55%



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LISTING AGENTS



DIRECTOR OF REALTY

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