



Commercial Land For Sale

Land Opportunity: Prime Commercial Sites Available in Norwalk

Highway 28 & Chatham Avenue
Norwalk, Iowa 50211

Property Overview & Demographics

Location	Highway 28 & Chatham Ave. Norwalk, Iowa
Land	± 1 - 6.21 ac
Sale price	Varies
Traffic counts	16,000+ VPD on Sunset Drive / Hwy 28



- Potential retail, office, medical, and/or commercial uses
- Medium and high-density residential land available
- Traffic count: 16,000 VPD
- Quick access to I-35 via Highway 5 extension
- Easy access to Downtown Des Moines
- Located in a fast growing retail corridor

	1 mile	3 miles	5 miles
Estimated population	8,600	17,396	48,658
Estimated households	3,232	6,510	19,002
Est. Average HH income	\$116,699	\$109,855	\$91,652

Norwalk Central



Site plan





Norwalk Central Development

Norwalk Central

Norwalk Central is a dynamic development that includes a 20+ acre sports campus attracting regional and national events. Additionally, it offers two national brand hotels, new dining and retail options, including the recently announced addition of Mullets.

The ongoing development in Norwalk Central includes Hughes Century Crossing (retail and residential), Gregg Young Sports Campus, City State Bank Norwalk Fieldhouse for public recreation, a future amphitheater, and a 10ft bike trail from HWY 28 to E. 18th St.



Aerials & Renderings





**Contact broker for
additional information**

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