

Turnberry Square

1300 Turnberry Dr.
Norwalk, IA 50211
www.cbre.com/desmoines

Retail/Restaurant Space

One remaining vacancy available for lease in this newly constructed retail center located in the heart of Norwalk. Excellent visibility from the primary retail corridor Highway 28 (Sunset Drive) and strong tenant mix including Domino's Pizza, Magnolia Connection, and N Nails.

Available Space

- + 2,036 SF - Suite 2
- + Phase II Available for Build-to-Suit, or Sale

Lease Rate

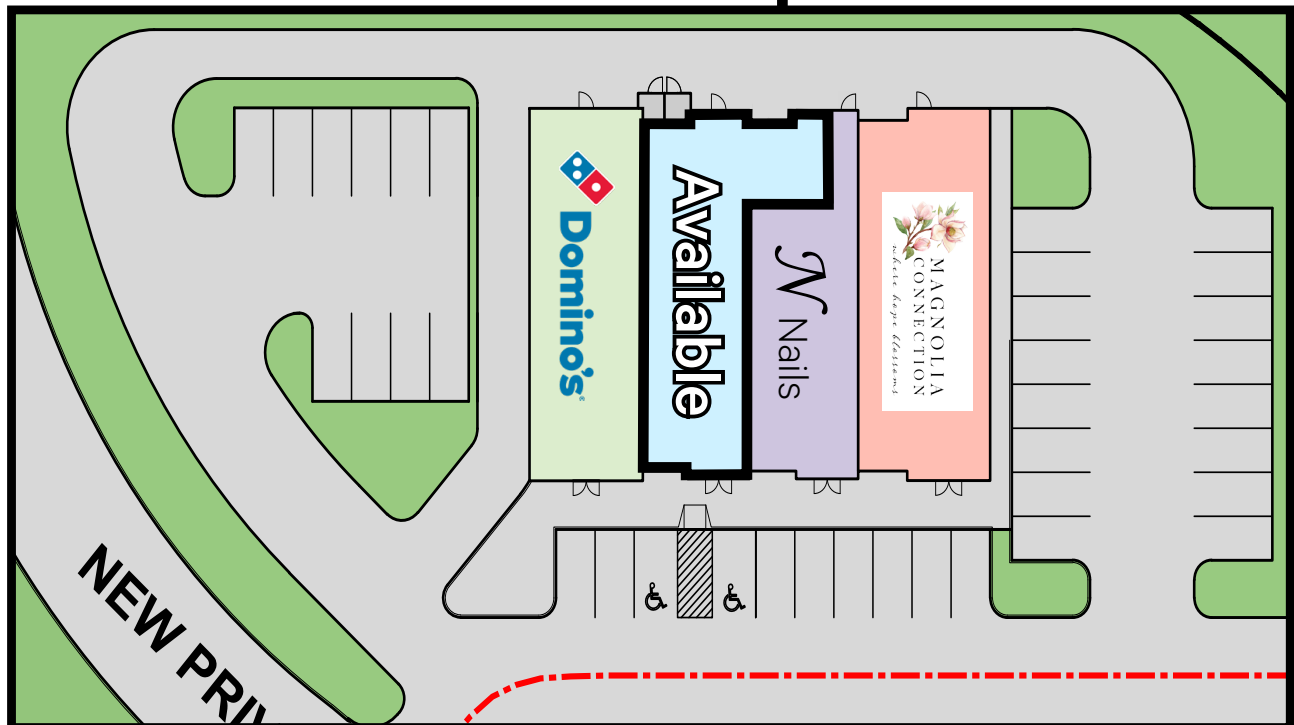
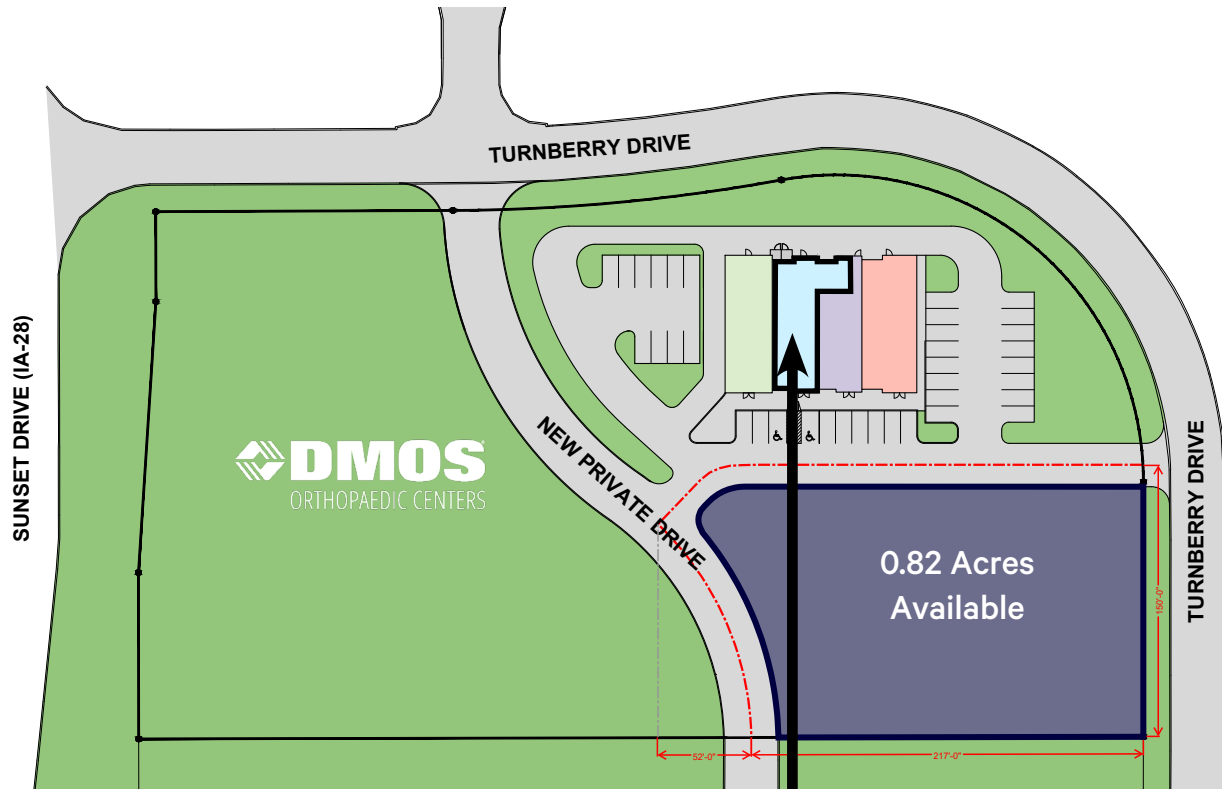
- + \$26.00 PSF NNN

Building Features

- + Grease Interceptor Onsite
- + 70' Bay Depth
- + TI Allowance available for qualified tenants
- + Highway 28: 16,600 VPD



Site Plan



Norwalk

Family-friendly, economically strong, with small-town ambience and nearby, city-sized opportunity, Norwalk has everything you're looking for in a place to live. In fact, in its 2010 survey of 863 U.S. communities, Bloomberg BusinessWeek named Norwalk as the Best Affordable Suburb in Iowa. Just 10 minutes from the metro, Norwalk offers livability in a fresh, family-oriented package: safety, excellent schools, housing diversity, green space. Whatever your criteria for a compelling community, take notice of Norwalk.



One of the safest cities in Iowa for five years running

Location is everything and Norwalk's proximity to the Des Moines International Airport, major highways and interstates, as well as shared borders with Des Moines and West Des Moines make it a prime location for development, career commuting, and top rated schools. We are proud to say that Norwalk has been ranked one of the safest cities in Iowa for five years running. Be sure to check out our growing list of great restaurants, gorgeous golf courses and beautiful Lake Colchester!

Norwalk Central Development

Norwalk Central is a large mixed-use development area in the heart of the city that stretches between Beardsley St. to High Rd. along the east side of Sunset Dr./HWY 28.

The next areas to continue development within Norwalk Central is The Gregg Young Sports Campus which will include the City State Bank Norwalk Fieldhouse, Heartland Sports Fields, Sportsplex USA, and retail space.

Some existing developments in Norwalk Central include the Colonial Parkway district which hosts City State Bank, Elizabeth Holland Park with ponds and trail, and a Light Industrial Park (Capital City Fruit, Loffredo Fresh Produce, K&R Building Supply).

This area is being designed to provide the community, visitors and tourists with an all-encompassing experience. The area will entail multiple opportunities for recreation, sporting venues, fitness, entertainment, retail shopping, service providers, eateries, hotels, and public spaces such as parks, trails, amphitheater, and civic/community facilities.

AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Businesses	101	360	1,284
2024 Employees	1,106	6,010	21,165
2024 Population - Current Year Estimate	7,565	18,121	55,547
2020-2024 Annual Population Growth Rate	2.38%	1.66%	0.99%
2024 Daytime Population	5,062	14,591	47,308
Average Household Income	\$129,937	\$112,565	\$97,170
Median Household Income	\$101,112	\$84,147	\$72,825
2024 Per Capita Income	\$48,228	\$42,902	\$38,786
2024 Households - Current Year Estimate	2,747	6,918	22,126
2029 Households - Five Year Projection	3,034	7,483	23,285
2024 Average Household Size	2.71	2.59	2.48

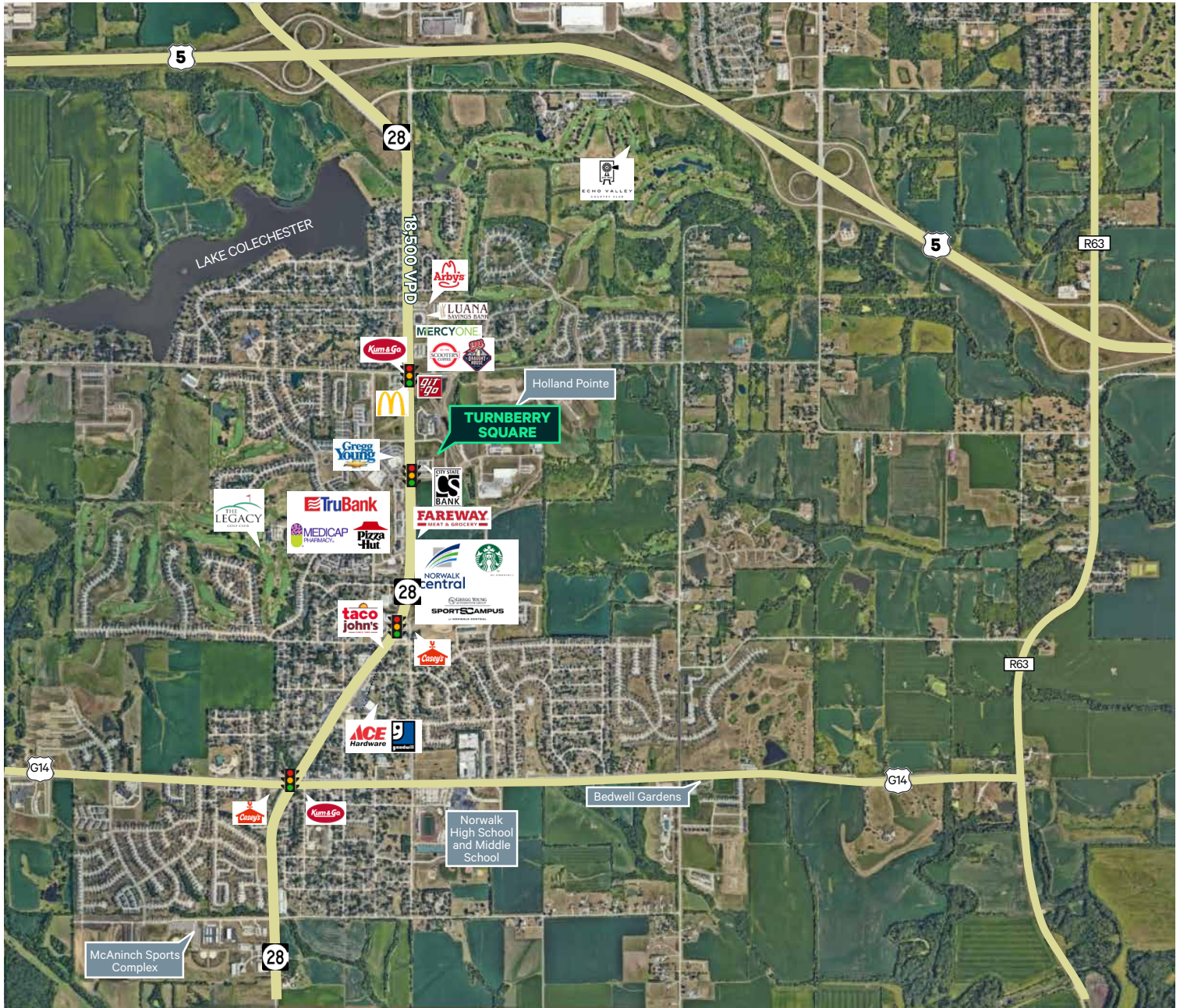


Source: norwalkcentral.com

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1300 Turnberry Dr. | Norwalk, Iowa

For Lease

Location



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