

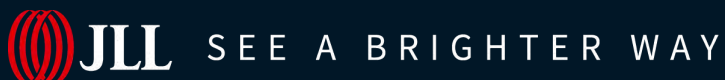


Commercial Land For Sale

Land Opportunity: Prime Commercial Sites Available in Norwalk

Highway 28 & Chatham Avenue

Norwalk, Iowa 50211



SEE A BRIGHTER WAY

jll.com/des-moines

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





↑
1 Mile
5

SUNSET DR

28

ECHO VALLEY
COUNTRY CLUB

Kum & Go
McDonald's
SUBWAY

LOFFREDO
FRESH FOODS

Rock Valley
PHYSICAL THERAPY
MEDICAP
PHARMACY
Pizza Hut
TruBank
TRUE ROOTS
ANYTIME
FITNESS

CAPITAL CITY FRUIT
1949

THE
LEGACY
GOLF CLUB

FAREWAY
TRU

SITE
Hughes Century
CROSSING

Edward Jones
INVESTMENTS
SUPERCUTS
Athletico
PHYSICAL THERAPY
Altilando's
SUBWAY

taco
john's

Casey's

DOLLAR GENERAL

28

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 Mulletts.

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
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