

FOR LEASE

# CENTRAL PLAZA

1135 SOUTHEAST ALICE'S ROAD WAUKEE, IA 50263



## PROPERTY DESCRIPTION

Located at the corner of Alice's Road and University Avenue

## PROPERTY HIGHLIGHTS

- Diverse tenant lineup, including Smoothie King, Focus, and Rock Valley Physical Therapy
- TI allowance is negotiable
- Highly visible
- End cap available April 2025. Interior suite available immediately.

## OFFERING SUMMARY

Lease Rate:	\$22.00 - 30.00 SF/yr (NNN)
Available SF:	1,972 - 2,239 SF
Building Size:	10,587 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,511	23,683	44,062
Total Population	13,817	62,739	110,680
Average HH Income	\$101,071	\$134,921	\$136,669



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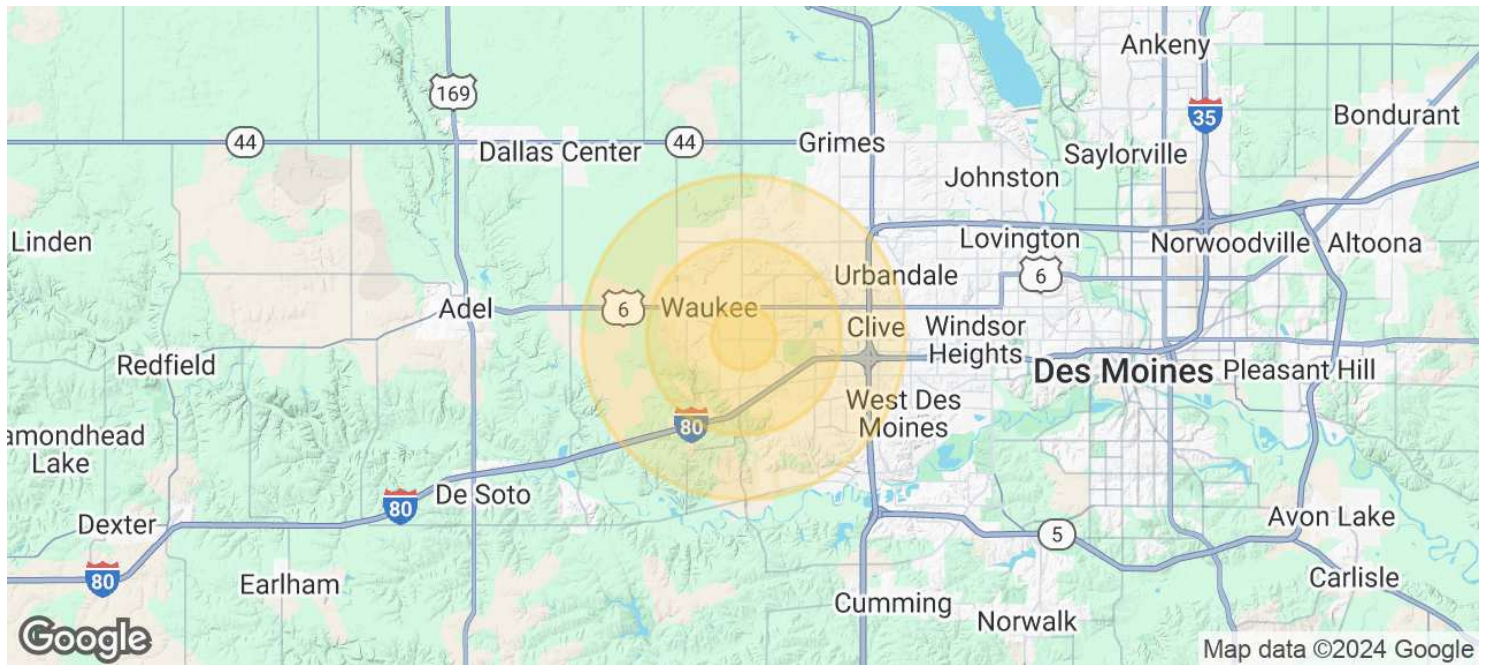
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## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	5,511	23,683	44,062
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$101,071	\$134,921	\$136,669
Average House Value	\$299,562	\$394,610	\$395,054

Demographics data derived from AlphaMap



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