

Alder Point Commercial

N 10th St & NW Yorktown Dr
Waukee, IA 50263
www.cbre.com/desmoines

For Lease

- + 1,300 - 12,090 SF
- + Lease Rate:
 - In-line: \$28/SF NNN
 - End-cap: \$32/SF NNN
- + TI Allowance: \$30/SF (7 year minimum term)

For Sale

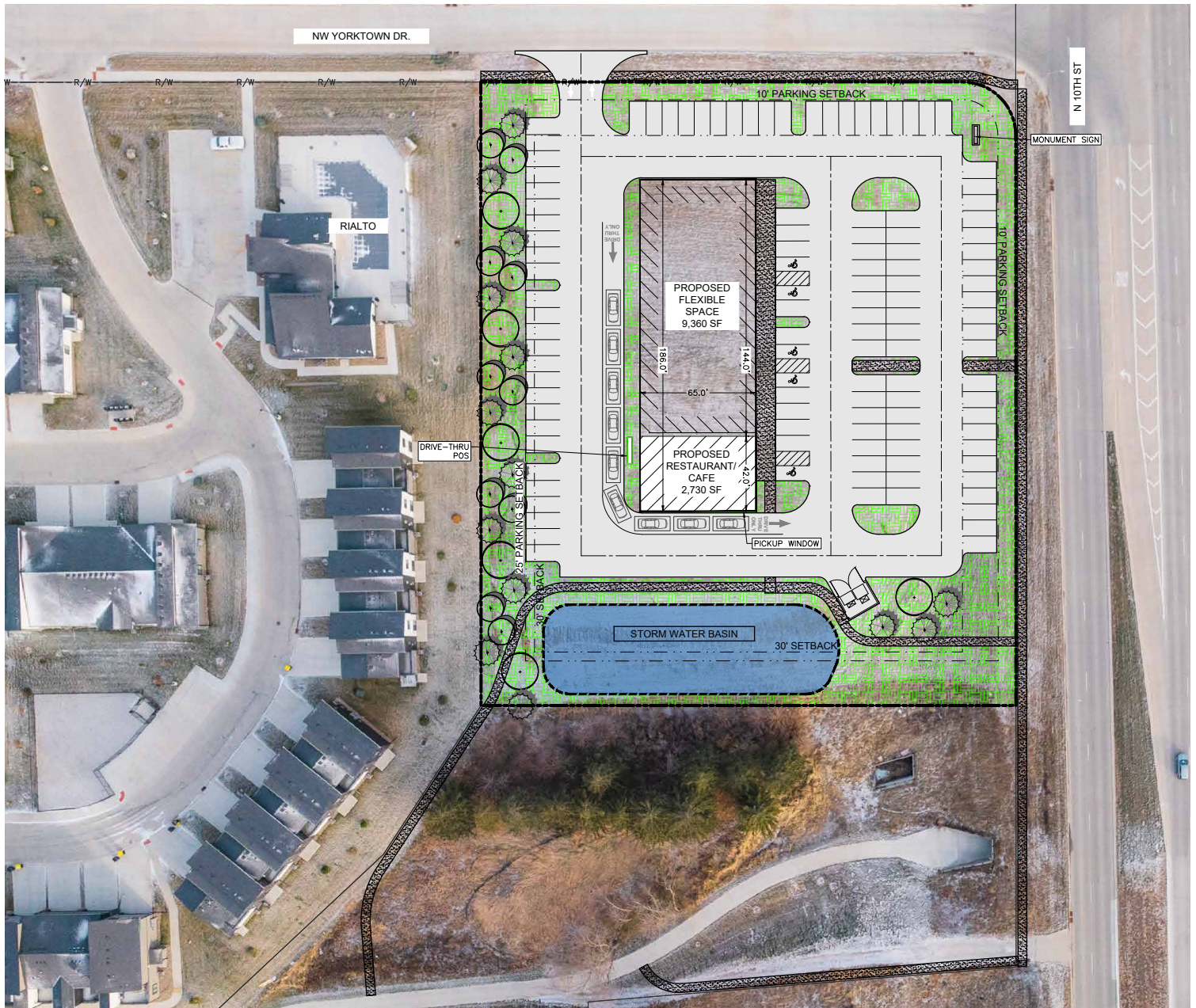
- + 2.4 acre lot
- + Sale Price: \$12.00/SF
- + Zoned: C-1A Neighborhood Commercial District

Location Highlights

- + Controlled commercial corner off the newly improved 10th Street corridor
- + Directly across from the Northwest High School and Triumph Park (playground, fishing and 12 baseball/softball fields)
- + Walkable site with pedestrian underpass



Site Plan



Lease Highlights

- + 20' – 22' Bay widths
- + 65' bay depth
- + Minimum Bay Size of 1,300 SF
- + Maximum Available of 12,090 SF
- + Excellent Visibility and Access
- + Prominent Building Signage
- + High Quality Brick and Masonry Construction
- + Plentiful, Front Door Parking (Parking ratio - 9.5 per 1,000 SF)
- + New Construction in rapidly growing commercial corridor
- + Suite 1 & 2 available for 2,730 SF+ Restaurant/Café Space with Drive-Thru

Surrounding Development



City of Waukee By the Numbers



58,437
Residents



\$108,447
Median Household
Income



17
Parks



23
Miles of Trails



#1
Fastest Growing
Large City In Iowa



#1
First Fully Fiber Community In
The Des Moines Metro

Location Aerials

NORTH



EAST



SOUTH



WEST



Elevation Example



Elevation Example

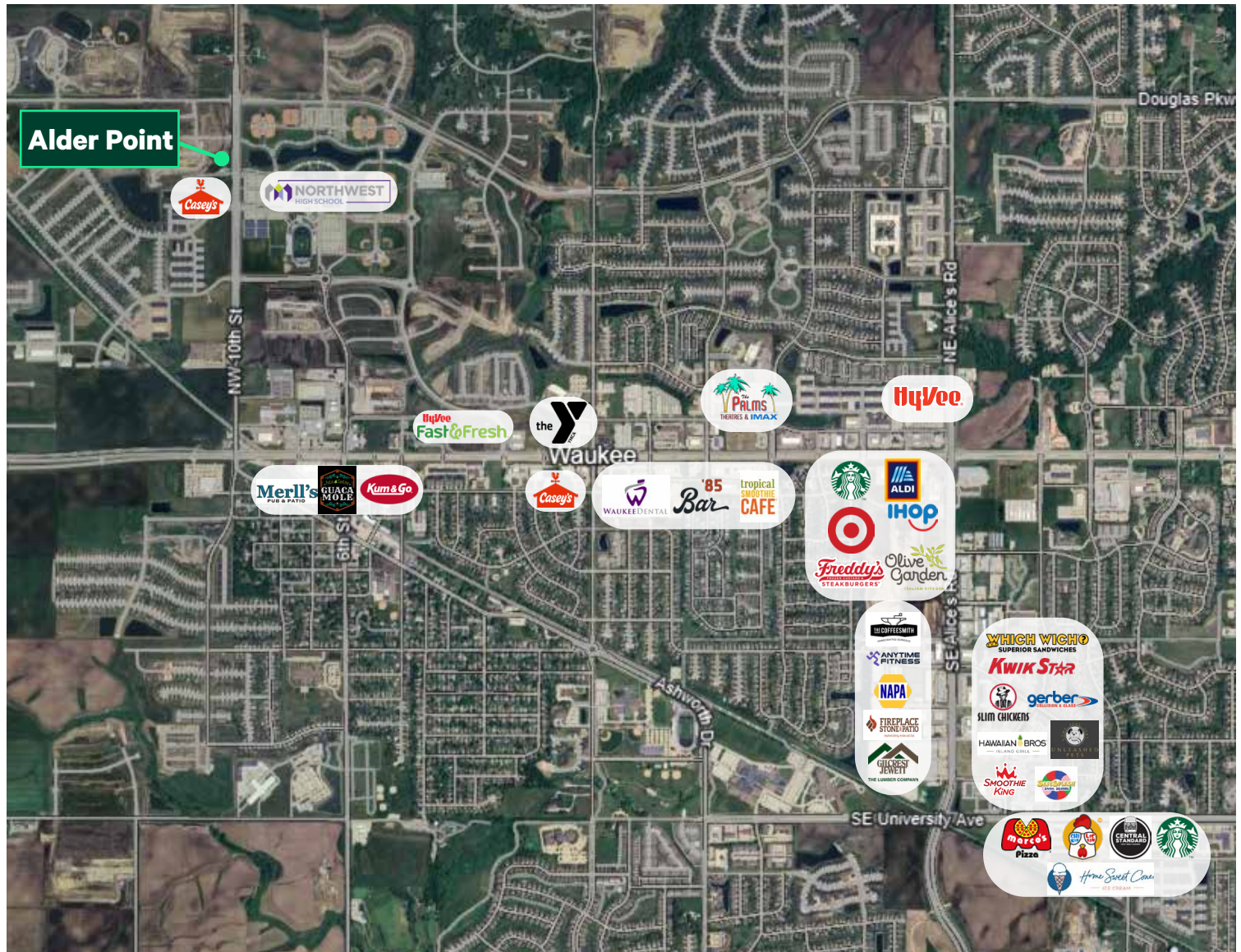


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For Sale or Lease

Location



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