

CLASS A OFFICE/RETAIL SPACE
3,526 SF | \$20.00 PSF NNN

295 SE WESTOWN PKWY

WAUKEE, IA 50263



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

295 SE WESTOWN PKWY

Waukee, IA



PROPERTY HIGHLIGHTS

Prime Location: Close to Timberline School, South Middle School, and specialty medical facilities, ensuring a steady flow of potential customers.

Built-In Customer Base: Surrounded by high-density residential neighborhoods, providing direct access to a large, local population.

Easy Accessibility: Convenient access to Grand Prairie Parkway, linking the property to key areas in the region for enhanced connectivity.

Strategic Growth Area: Situated in one of Iowa's fastest-expanding markets, offering businesses significant opportunities for long-term growth.



SCAN OR CLICK TO VIEW
PROPERTY VIDEO

PROPERTY FEATURES

Building Size:	11,850 SF
Zoning:	Commercial
Site Area:	1.09 AC
Year Built:	2023

AVAILABILITY

Suite 2	3,526 SF	\$20.00 PSF NNN
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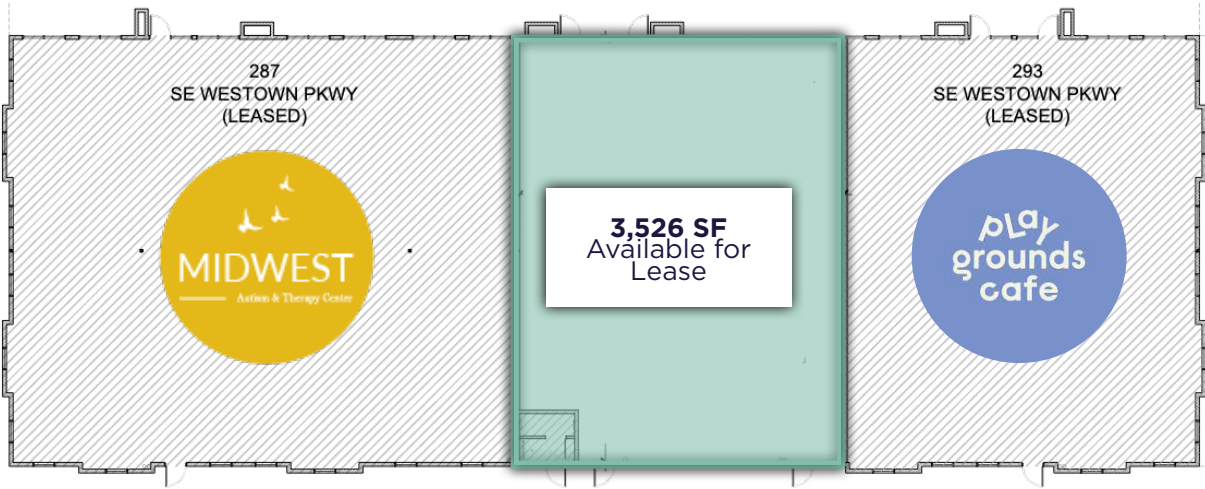
IDEAL FOR:

- **Medical Offices:** Physicians, physical therapists, chiropractors, or other healthcare providers.
- **Specialty Retail:** High-end boutiques, health & wellness stores, or specialty retail operations looking to tap into the affluent local market.
- **Professional Offices:** Legal firms, financial advisors, real estate agencies, consulting firms, & other professional services seeking a prestigious & accessible location.

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SUITE PLAN



SITE PLAN



295 SE WESTOWN PKWY Waukee IA

Logos in this block include: B-Boys, Burger King, McDonald's, Bar, UnityPoint Clinic express, Dupaco, TACO BELL, Culver's, Scooters, DEERY BROTHERS, Hyper, ALDI, IHOP, JJ, MAVERIK, Casey's, Storage Mart, Fast & Fresh, SUBWAY, CHEVROLET.



Logos in this block include: SLIM CHICKENS, Caribou COFFEE, HAWAIIAN BROS ISLAND GRILL, KWIK STAR, SMOOTHIE KING.

Property Location



Logos in this block include: KEETOWN loop, vibrant music hall, McDonald's, HOLMES MURPHY, BING BANG, Starbucks, aloft HOTELS, UnityPoint Health, iush, THE IOWA CLINIC, VIZYPAY, MYRIAD ADVISOR SOLUTIONS.



Logos in this block include: Culver's, Perkins, HOME GROWN, McDonald's, HOPE LUTHERAN CHURCH OF HOPE, MARRIOTT West Des Moines.

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Waukee IA



TOTAL POPULATION

1 MILE	3 MILES	5 MILES
9,804	75,663	134,843



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
6,859	82,394	156,899



AVG HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$125,472	\$113,835	\$110,740

FOR MORE INFORMATION, CONTACT:

BRANDON FITZ
Vice President
+1 319 400 0202
bfitz@iowaca.com

JORDAN BOUSLOG
Vice President
+1 515 402 9131
jbouslog@iowaca.com

MARK E. TIMMINS, J.D.
Vice President
+1 515 988 2765
mtimmins@iowaca.com