

## KETTLESTONE CENTRAL NEIGHBORHOOD RETAIL CENTER



## Lease Rate: Negotiable

SE TALLGRASS

(D) LANE, WAUKEE,

1A 50263



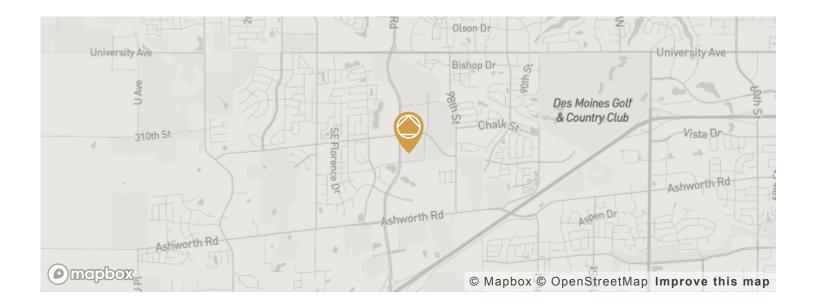


Discover 1,750 - 16,000 SQ FT of brand new, retail space now available for preleasing.

Kettlestone Central is one of the Midwest's most notable mixed use developments. Located in the heart of Waukee, IA at the intersection of Grand Prairie and Westown Parkway, the 164 acre Kettlestone Central neighborhood will welcome hundreds of thousands of visitors each year and be home to thousands of residents living within one of the planned residential communities.

Beyond its vibrant residential offerings,
Kettlestone Central stands out with an
impressive lineup of neighboring businesses that
enhance the area's appeal. Other notable
businesses within the area include UnityPoint
Health and Iowa Clinic, which recently
completed new medical facilities directly south
and west of Kettlestone Central. Other notable
businesses and developments in the adjacent area
include Kee Town Loop with Vibrant Music
Hall (Live Nation), Holmes Murphy, Waukee
Town Center, and Cove at Kettlestone.

The 2023 construction season marked the beginning of several projects within Kettlestone Central, including one of the largest youth



## DEMOGRAPHIC DETAILS

POPULATION	2 MILES	5 MILES
Total Population	25,063	97,581
Average Age	33.4	35.1
Total Employees	4,243	55,883
College Graduate+	57%	57%

HOUSEHOLDS & INCOME	2 MILES	5 MILES	
Total Households	9,728	38,140	
Owner Occupied Housing	67.80%	67.80%	
Average Household Income	\$124,586	\$125,911	



DOWNLOAD BROCHURE

## LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN WASHBURN

515-238-4528



SALES AGENT

JULIANAH LOUTSCH

515-249-9260