



# KETTLESTONE CENTRAL NEIGHBORHOOD RETAIL CENTER



## Lease Rate: Negotiable



SE TALLGRASS  
LANE, WAUKEE,  
IA 50263



1,750-16,000 SF



RETAIL

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
<b>Total Population</b>	<b>25,063</b>	<b>97,581</b>
<b>Average Age</b>	<b>33.4</b>	<b>35.1</b>
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



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# LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN  
WASHBURN

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515-238-4528



SALES AGENT

JULIANAH  
LOUTSCH

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