

**1200 SE University Avenue, Waukee, IA 50263**

- (Phase I Neighborhood Retail Center)
- New Construction
- Join Central Standard, CHIC Nail Salon & Marco's Pizza
- 23,559 ADT on Busy University Avenue
- Close to Waukee High School
- New Access to Grand Prairie Parkway

Property Site Plan



1200 SE University Ave | Waukee, IA 50263

- Proposed New Construction  
General Parking Field
- Modern Design with Professional Image
- Expansive Window Lines

Proposed Phase II - 15,400 SF

- Great Location for Professional  
Service Medical Use
- Restaurant End Cap Opportunities  
Available for 3,500-4,500 SF Concepts



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### Property Highlights

#### Phase I - Existing 15,400 SF Retail Center

- Retail Lease Space Available 1,282 to 3,033 SF
- Suite 1206 - 1,885 SF
- Suite 1214 - 1,751 SF
- Suite 1218 - 1,282 SF

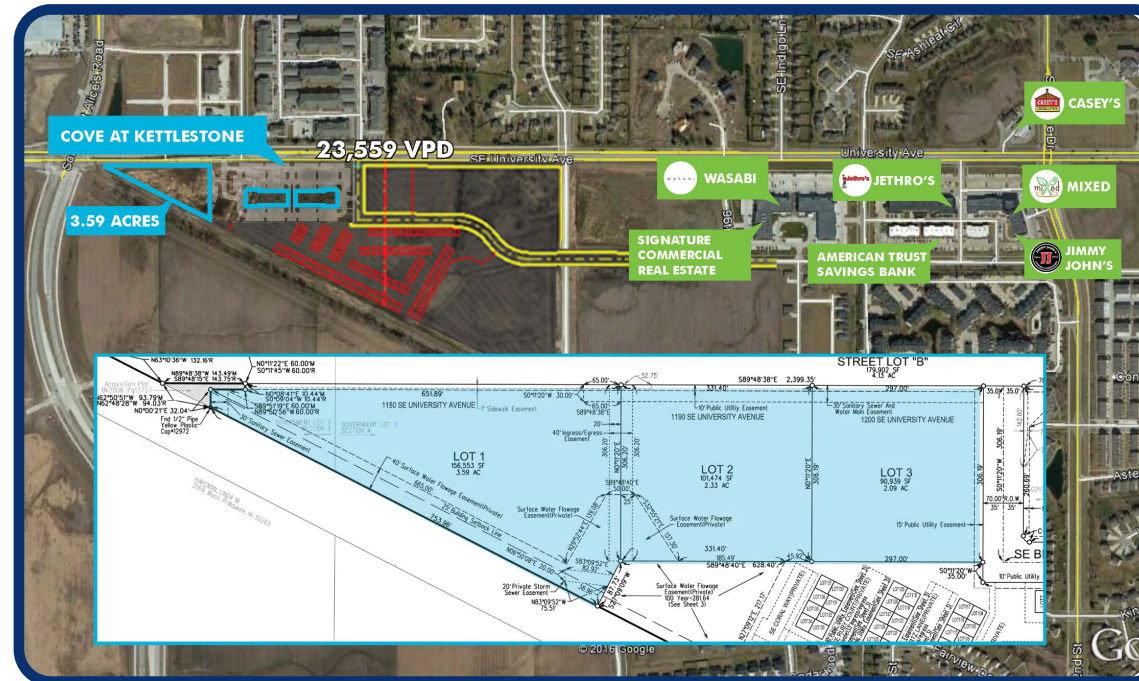
Offered at \$25.00 SF

#### Phase II - Proposed 15,400 SF Retail Center

- Retail Space Available 1,282 to 15,400 SF
- Offering Price Not Established

#### Phase II - Land Offering up to 5.29 Acre

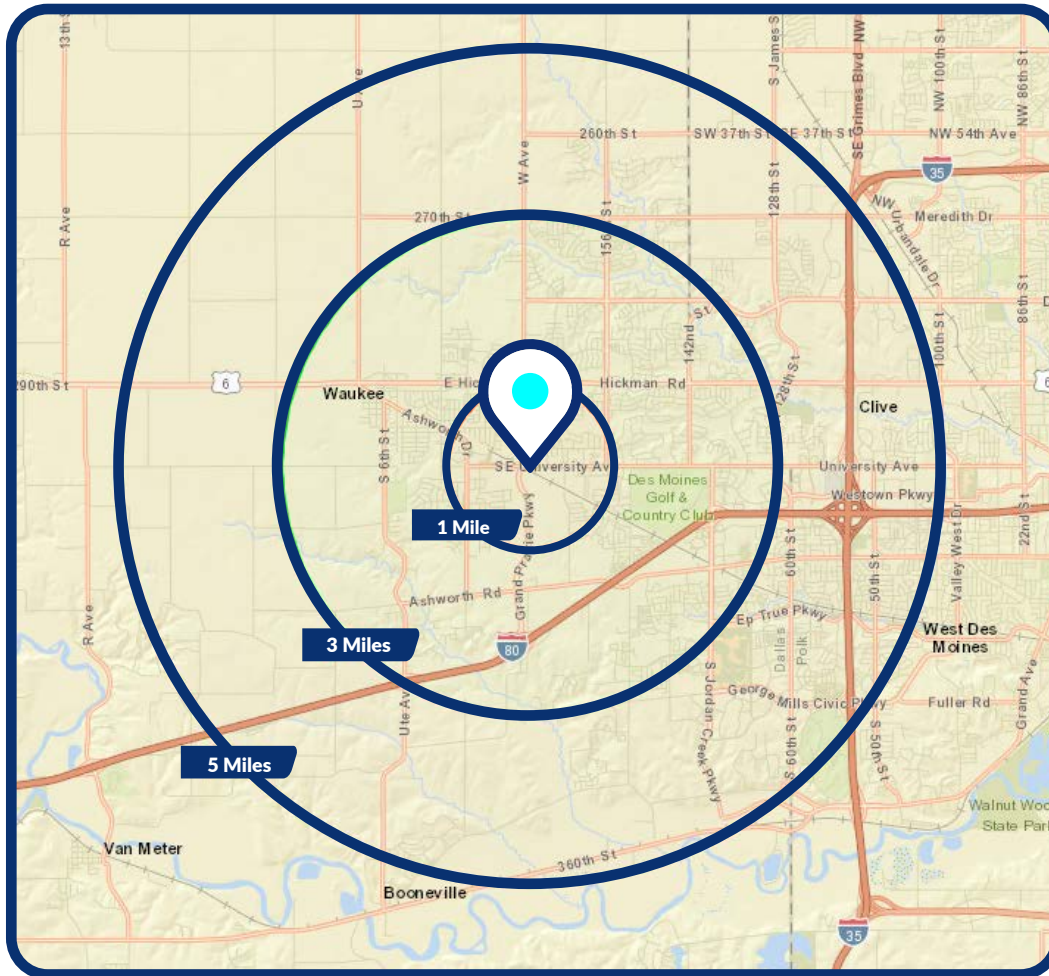
- Offered at \$12.50 psf



### Building Spaces

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	East Bldg	Retail	Relet	1,885	1,885	1,885	\$25.00/NNN	Negotiable	Negotiable
P 1st	East Bldg	Retail	Relet	1,751	1,751	1,751	\$25.00/NNN	Negotiable	Negotiable
P 1st	East Bldg	Retail	Relet	1,282	1,282	1,282	\$25.00/NNN	90 Days	Negotiable
P 1st	West Bldg	Retail	Relet	1,738 - 15,400	15,400	15,400	\$25.00/NNN	May 2018	Negotiable

Demographics



2017 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	8,773	47,849	85,063
Households	3,515	17,688	33,039
Families	2,314	12,545	22,127
Average Household Size	2.49	2.70	2.57
Owner Occupied Housing Units	2,932	14,224	24,290
Renter Occupied Housing Units	532	3,464	8,748
Median Age	32.7	33.6	34.5
Median Household Income	\$79,487	\$93,535	\$91,963
Average Household Income	\$99,827	\$117,616	\$116,581

2022 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	10,806	57,710	99,934
Households	4,334	21,283	38,669
Families	2,842	14,998	25,812
Average Household Size	2.49	2.71	2.58
Owner Occupied Housing Units	3,643	17,007	28,344
Renter Occupied Housing Units	691	4,276	10,324
Median Age	32.6	33.9	35.0
Median Household Income	\$84,484	\$99,701	\$98,122
Average Household Income	\$112,275	\$129,883	\$128,876