

CLASS A OFFICE/RETAIL SPACE
3,150 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.

PROPERTY FEATURES

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

AVAILABILITY

Suite 2	3,150 SF (Demisable)	\$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.

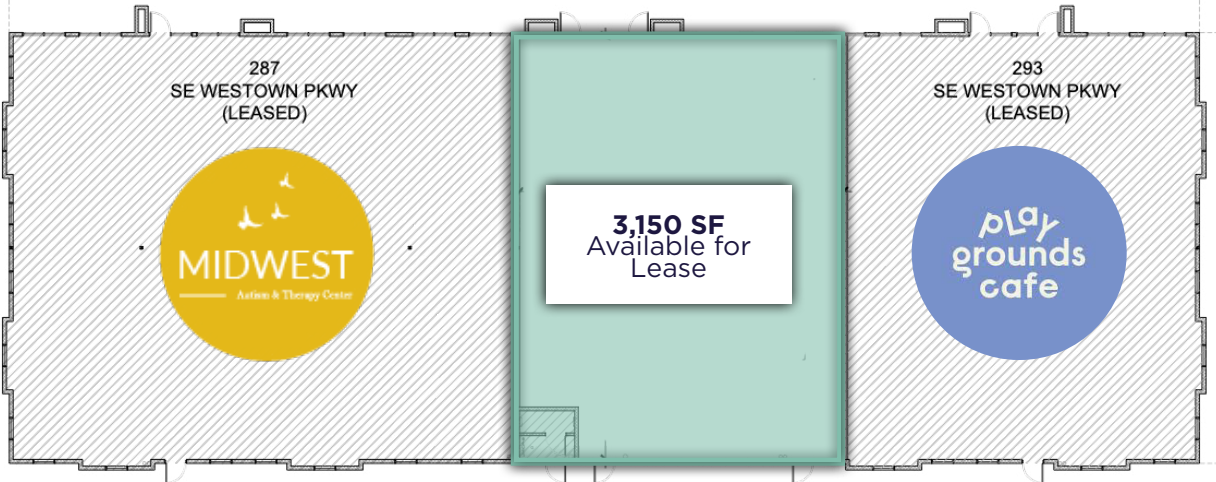


SCAN OR CLICK TO VIEW
PROPERTY VIDEO

295 SE WESTOWN PKWY

Waukee, IA

SUITE PLAN



SITE PLAN



295 SE WESTOWN PKWY

Waukee IA



Local Businesses:

- B-Boys, Burger King, McDonald's, Bar, UnityPoint Clinic express, Dupaco, Taco Bell, Culver's, Scooters, Deery Brothers, Hyper, ALDI, IHOP, JJ's, Maverik, Casey's, Storage Mart, Fast & Fresh, Subway, Chevrolet.

Local Businesses:

- Target, U-Haul, Papa John's.

Local Businesses:

- Seven Brew, Slim Chickens, Caribou Coffee, Hawaiian Bros, Kwik Star, Smoothie King.

Property Location

Local Businesses:

- KEETOWN loop, vibrant music hall, McDonald's, Holmes Murphy, BING BANG, Starbucks, Aloft Hotels, UnityPoint Health, VIZY Pay, lush, THE IOWA CLINIC, MYRIAD Advisor Solutions.

Fleet Farm

Local Businesses:

- Culver's, Perkins, McDonald's, Homegrown, Marriott, HOPE Lutheran Church of Hope.

295 SE WESTOWN PKWY

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:

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