



FOR LEASE



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Licensed in IA



PROPERTY DESCRIPTION - FOR LEASE

Kettlestone Central is a premier mixed-use destination in the heart of Waukee, Iowa—one of the fastest-growing and highest-income communities in the state. Ideally positioned at the signalized intersection of Grand Prairie Parkway and Westtown Parkway, this 164-acre development is rapidly emerging as a dominant retail and lifestyle corridor for the western Des Moines metro.

Designed to attract both local and regional visitors, Kettlestone Central offers retailers the opportunity to establish a presence within a high-growth, high-visibility environment. The project is anchored by the Iowa Youth Athletic Foundation sports facilities, generating over 500,000 visitors per year. Additionally, an expanding residential base with thousands of nearby residents and continued housing growth is fueling consistent daily traffic and long-term demand.

The development supports a curated mix of national brands, regional operators, and locally owned concepts—creating a vibrant, walkable setting that encourages repeat visits and extended dwell time.

Flexible suite sizes, modern storefront designs, and excellent visibility provide an ideal platform for retailers ranging from boutique shops and service users to restaurants, entertainment concepts, and drive-thru operators.

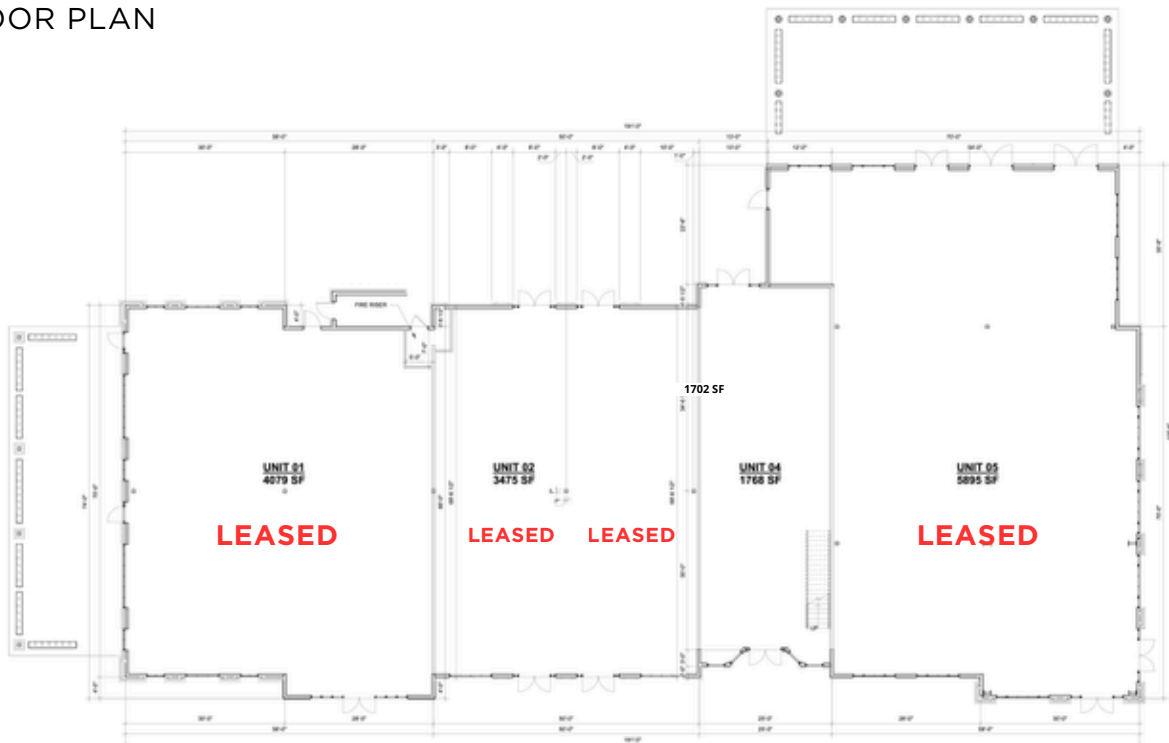
Kettlestone Central is quickly becoming a go-to destination for shopping, dining, and community activity, driven by strong demographics, significant population growth, and ongoing commercial expansion throughout the corridor.

For retailers seeking to grow alongside one of the most active development areas in Central Iowa, Kettlestone offers a rare opportunity to secure a position in a market with momentum, visibility, and long-term upside.



BUILDING 1 OFFERING SUMMARY	
NNN Lease Rate:	Negotiable
Suite 1	LEASED
Suite 2	LEASED
Suite 3	LEASED
Suite 4	1,768 - 2,700 SF
Suite 5	LEASED

FLOOR PLAN



KETTLESTONE CENTRAL



BUILDING 2 OFFERING SUMMARY	
NNN Lease Rate:	Negotiable
Suite 1	5,888 SF
Suite 2	1,768 - 2,700 SF
Suite 3	LEASED
Suite 4	1,723 SF
Suite 5	4,048 SF

FLOOR PLAN

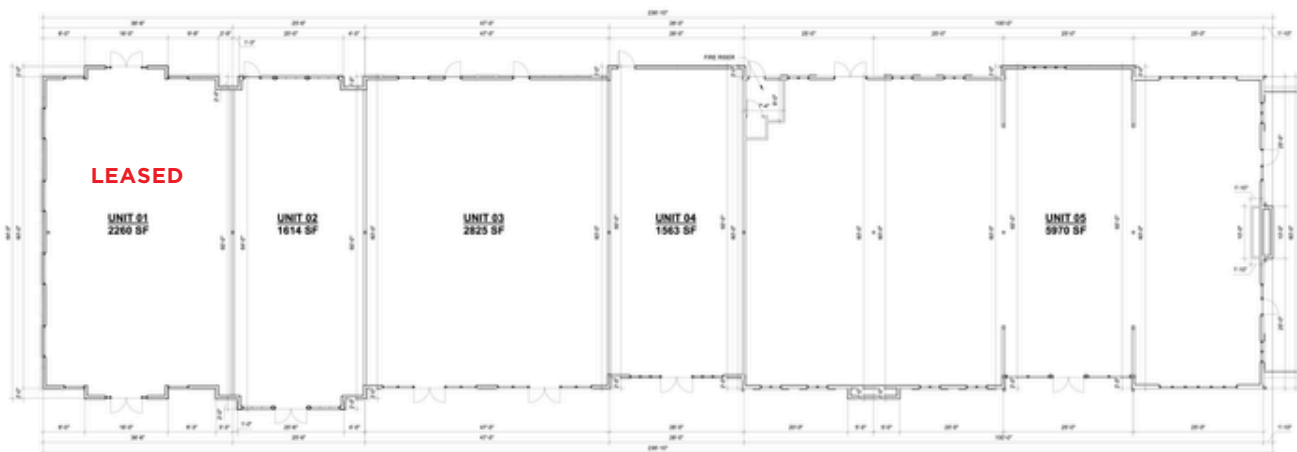


KETTLESTONE CENTRAL



BUILDING 3 OFFERING SUMMARY	
NNN Lease Rate:	Negotiable
Suite 1	LEASED
Suite 2	1,614 SF
Suite 3	2,825 SF
Suite 4	1,563 SF
Suite 5	5,970 SF (Drive-Thru Capability)

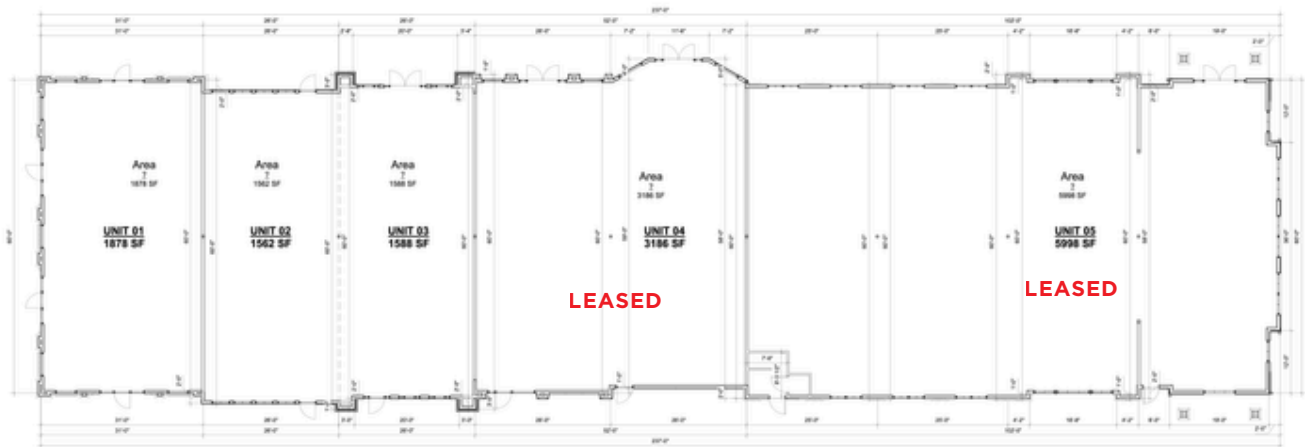
FLOOR PLAN





BUILDING 4 OFFERING SUMMARY	
NNN Lease Rate:	Negotiable
Suite 1	1,878 SF
Suite 2	1,562 SF
Suite 3	1,588 SF
Suite 4	LEASED
Suite 5	LEASED

FLOOR PLAN



SITE PLAN





RENDERINGS





PLAZA RENDERINGS





AERIALS





DEMOGRAPHICS



POPULATION	3 MILES	5 MILES
Total Population	69,365	118,300
Average Age	36.4	37.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES
Total Households	26,870	47,127
Median Home Value	\$309,534	\$314,806
Avg Household Income	\$117,665	\$122,299



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