

PROPERTY FEATURES:

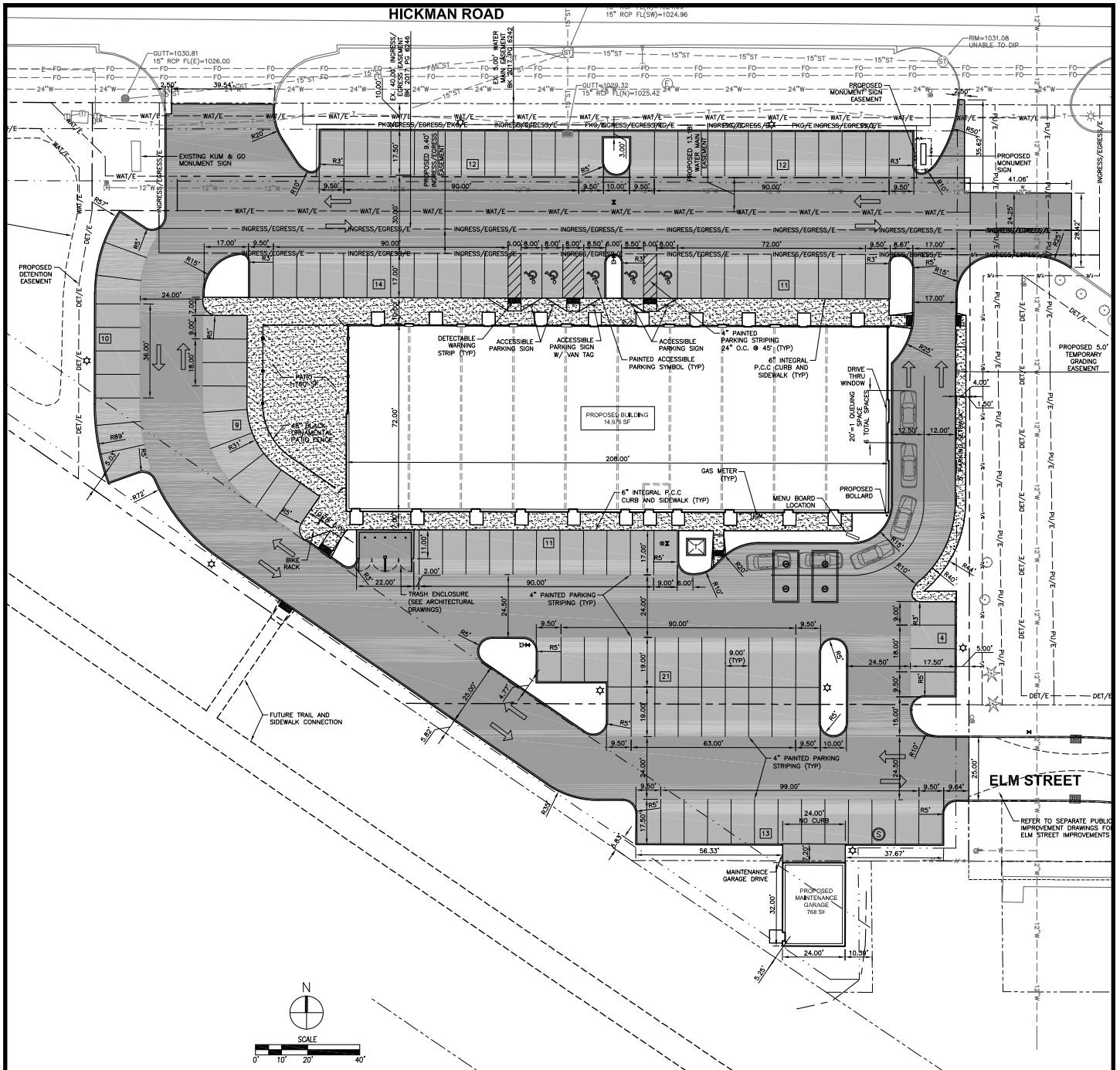
- **For Lease: \$31/SF/NNN**
- Close proximity to Waukee Northwest High School and Waukee Triumph Park
- Near the Apple Data Plant
- Tenant Improvement allowance available
- Space available: 1,439 SF
- 117 parking stalls
- Adjacent to the Heart of the Warrior Trail extension
- Access to Hickman via lighted intersection or right-in right-out
- Adjacent to Maverik at lighted intersection
- Hickman VPD (2021): 21,000
- Total Population (2019):
1 mile: 4,654 | 3 miles: 28,117 | 5 miles: 58,878
- Co-Tenants: El Guacamole, Merll's Patio and Pub, Mia's Nails and Lashes, Community Choice Credit Union, EZ Liquors, and Mee Mochi

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