

FOR LEASE

SHOPPES AT WILLIAMS POINTE

1356 EAST HICKMAN ROAD WAUKEE, IA 50263



PROPERTY DESCRIPTION

Exceptional retail opportunity at 1356 East Hickman Road, Waukee. This well-appointed single-tenant building showcases expansive glazing, ample customer parking, and clean, adaptable interiors ideal for a variety of retail concepts. Modern mechanical systems ensure efficient operations while the thoughtfully designed entrance invites guests into bright, open selling space. Spacious storage areas and convenient service access support daily workflow needs, making this lease-ready asset a compelling choice for retailers seeking a professional, move-in ready environment on a highly visible commercial corridor within Waukee's thriving retail base.

PROPERTY HIGHLIGHTS

- Multi-tenant retail configuration with flexible interior layout
- Expansive storefront glazing for excellent merchandising visibility
- Ample striped customer parking directly adjacent to building
- Prominent signalized access at SE Waco Place & Hickman Road

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	1,279 SF
Building Size:	18,288 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	280	1,144	4,542
Total Population	727	3,055	12,107
Average HH Income	\$127,258	\$133,654	\$137,430

Ferguson

CRAIG CROSSLAND

515.975.5191

craig@fergusoncres.com

MITCH PHILLIPS

515.309.0922

mitch@fergusoncres.com

DARIN FERGUSON

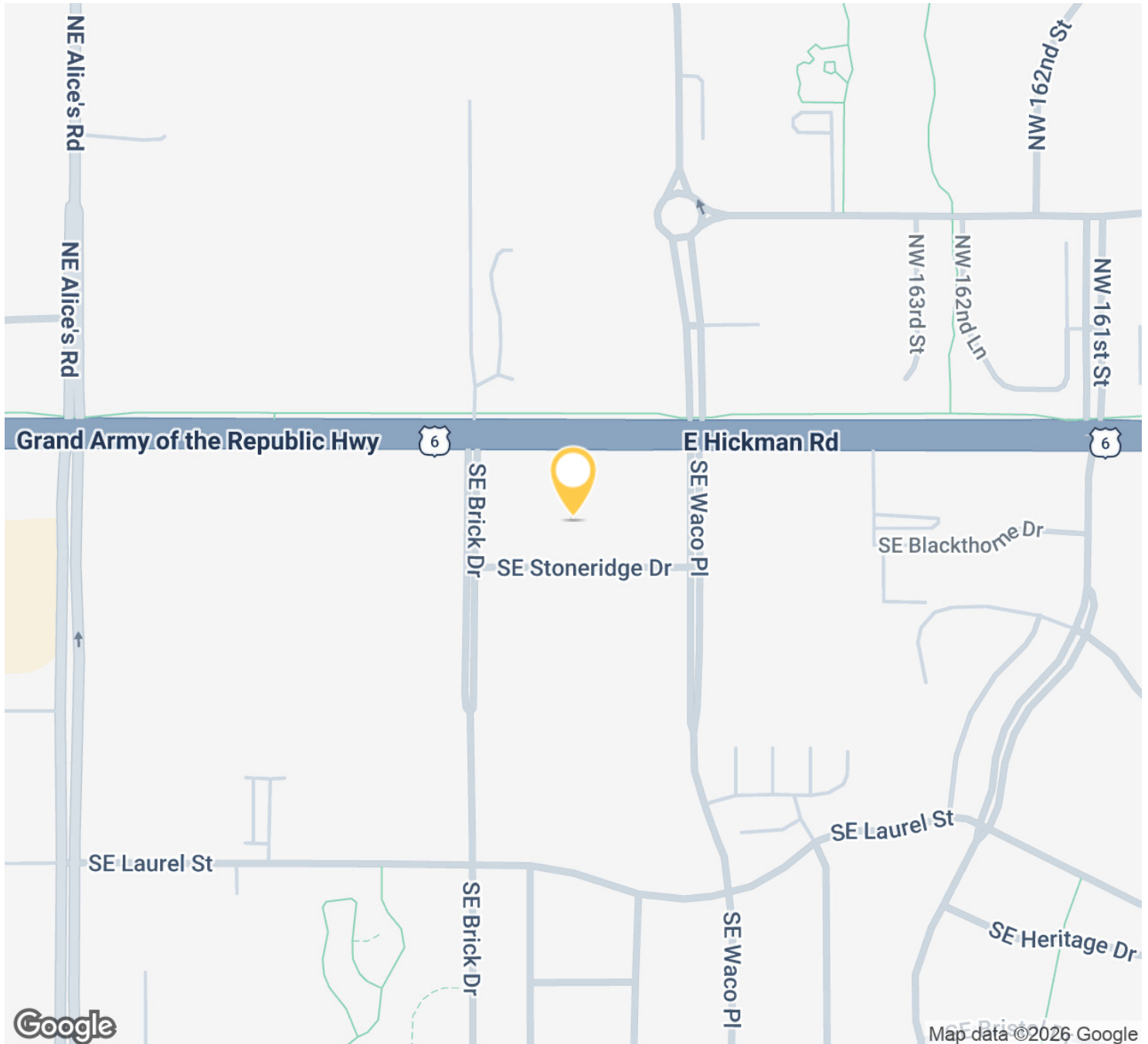
515.778.6683

darin@fergusoncres.com

FOR LEASE

SHOPPES AT WILLIAMS POINTE

1356 EAST HICKMAN ROAD WAUKEE, IA 50263



Ferguson

CRAIG CROSSLAND

515.975.5191

craig@fergusoncres.com

MITCH PHILLIPS

515.309.0922

mitch@fergusoncres.com

DARIN FERGUSON

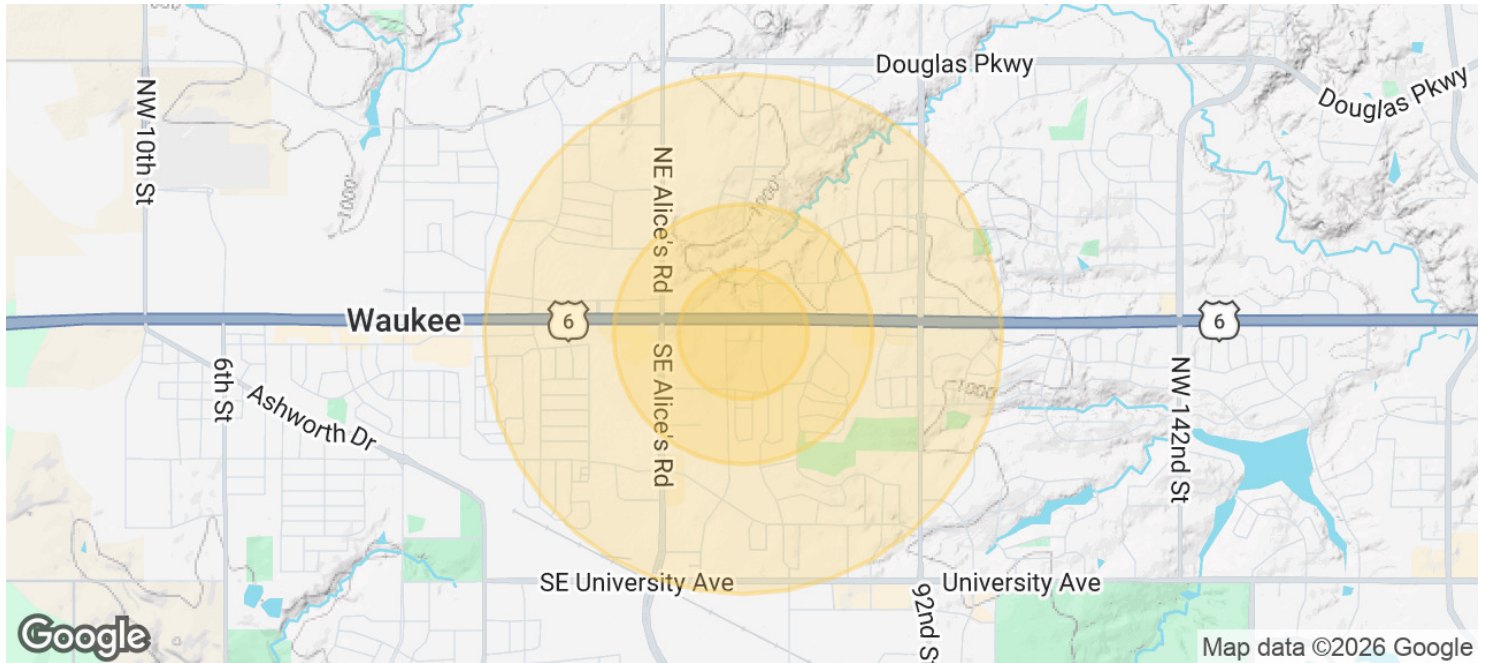
515.778.6683

darin@fergusoncres.com

FOR LEASE

SHOPPES AT WILLIAMS POINTE

1356 EAST HICKMAN ROAD WAUKEE, IA 50263



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	727	3,055	12,107
Average Age	36.1	36.1	35.9
Average Age (Male)	32.9	33.0	34.0
Average Age (Female)	37.7	37.4	36.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	280	1,144	4,542
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$127,258	\$133,654	\$137,430



CRAIG CROSSLAND

515.975.5191

craig@fergusoncres.com

MITCH PHILLIPS

515.309.0922

mitch@fergusoncres.com

DARIN FERGUSON

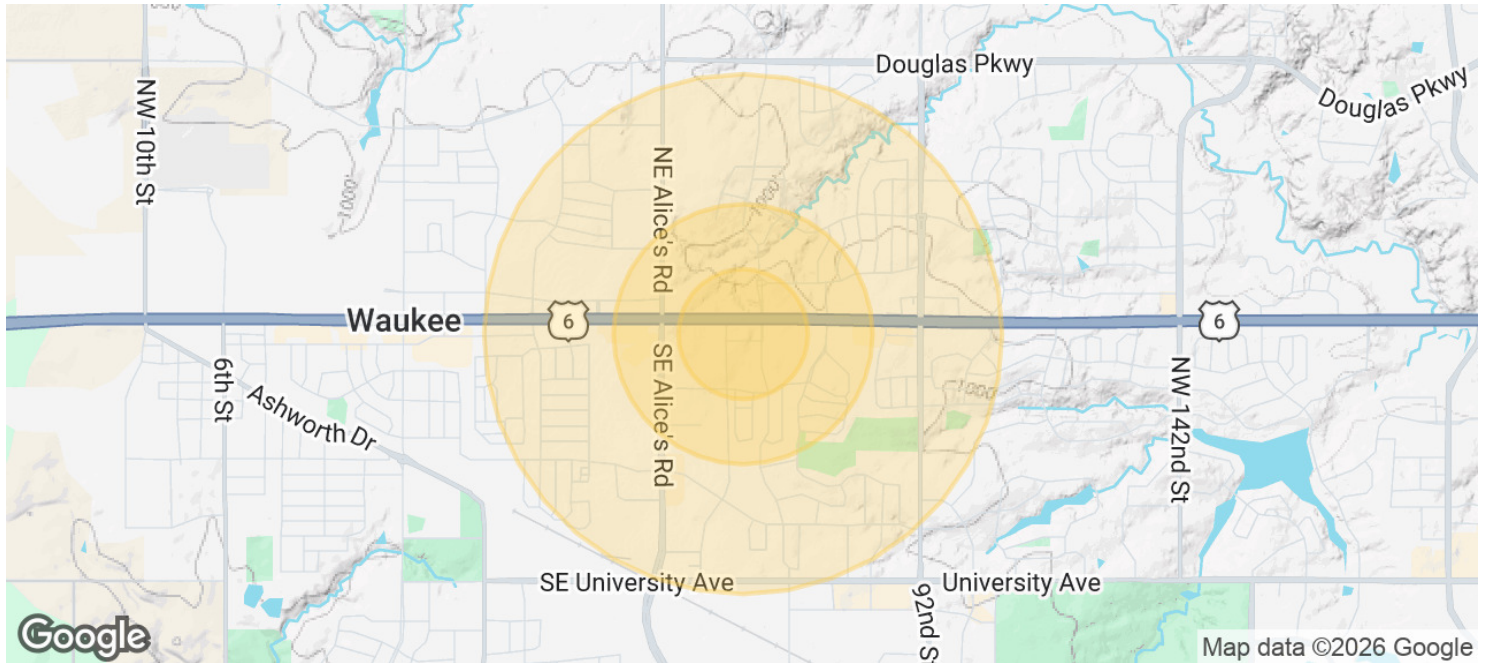
515.778.6683

darin@fergusoncres.com

FOR LEASE

SHOPPES AT WILLIAMS POINTE

1356 EAST HICKMAN ROAD WAUKEE, IA 50263



Average House Value

\$360,057

\$371,231

\$366,068

2023 American Community Survey (ACS)

Ferguson

CRAIG CROSSLAND

515.975.5191

craig@fergusoncres.com

MITCH PHILLIPS

515.309.0922

mitch@fergusoncres.com

DARIN FERGUSON

515.778.6683

darin@fergusoncres.com