

The Cove at Kettlestone

1176-1196 SE University Avenue
Waukee, Iowa 50263

Retail

The Cove at Kettlestone is a newly constructed multi building retail center on the University Avenue commercial corridor in Waukee, Iowa. The center features modern design, expansive window lines and significant parking. Join Central Standard, CHIC Nail Salon, Iron & Oars Strength & Row Studio, Advanced Chiropractic & Acupuncture, Home Sweet Cone Ice Cream, TNT Tacos & Tortas, and Spenga Spin, Strength & Yoga.

Available Space

- + One Endcap Suite
- + Lease Rate: \$26.00/SF NNN
- + Leasing Incentives include Free Base Rent and Tenant Improvement Allowance for Qualified Tenants
- + 2 minutes from new Grand Prairie Parkway I-80 exit
- + Traffic Counts
 - 23,559 Vehicles per day on University Avenue

Space	Lease Rate	Size
West Building		
1176	\$26.00/SF NNN	2,277 SF



[Click Here for Property Video](#)

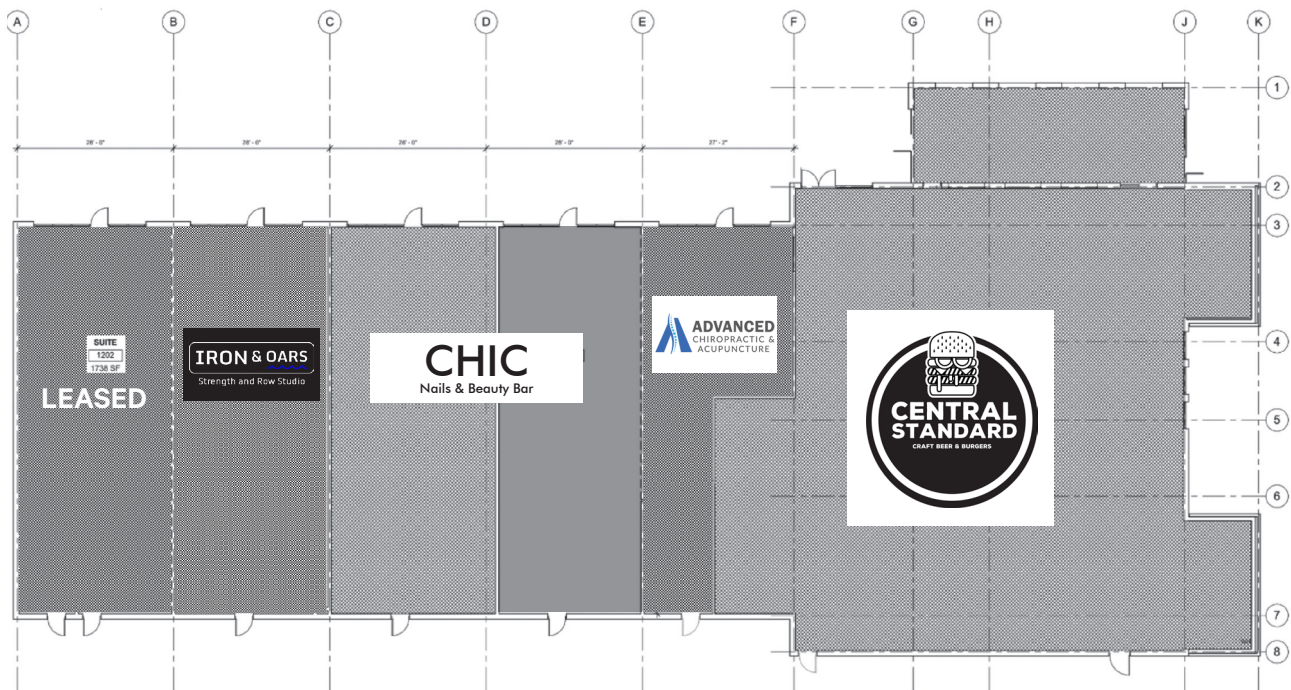


Property Floor Plans

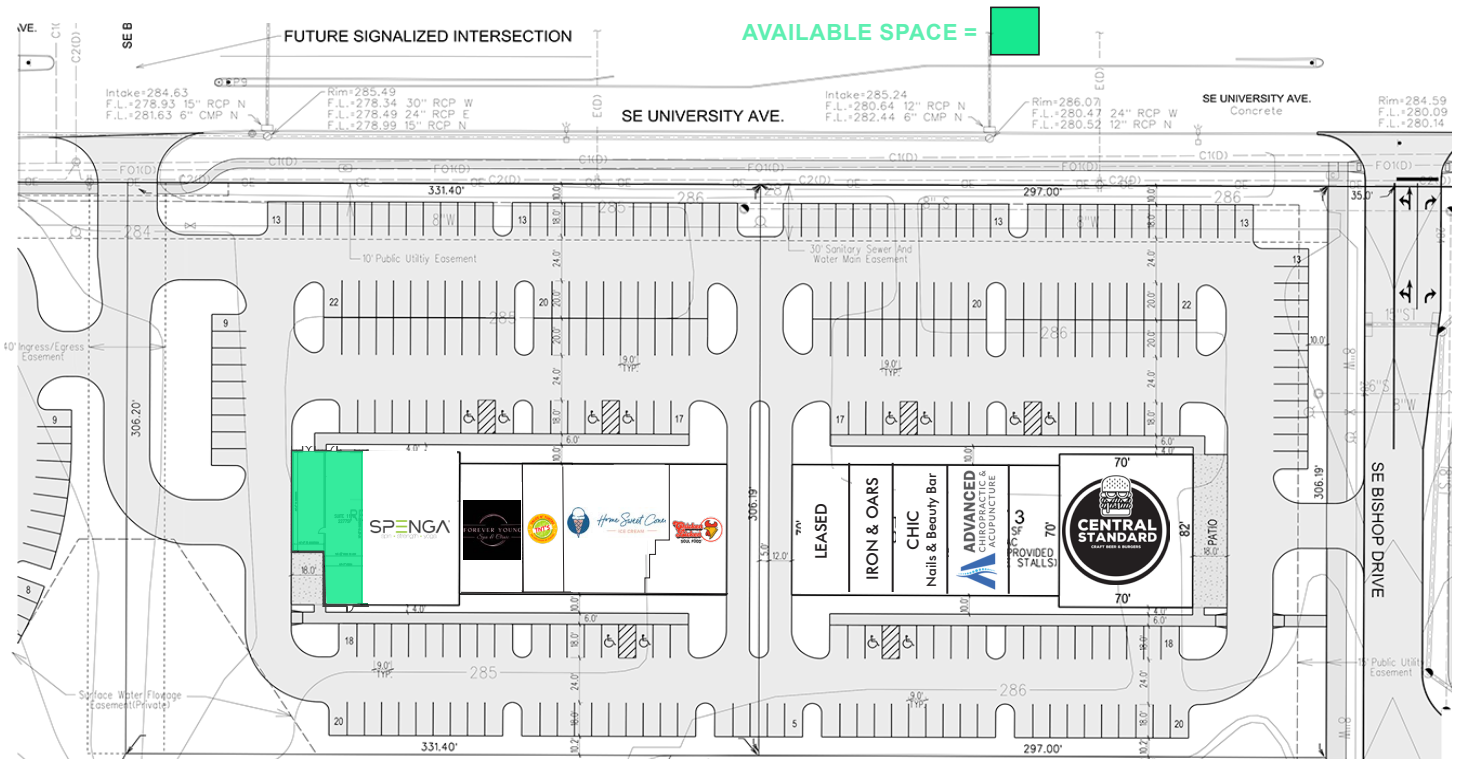
West Building



East Building - Fully Leased



Property Site Plan



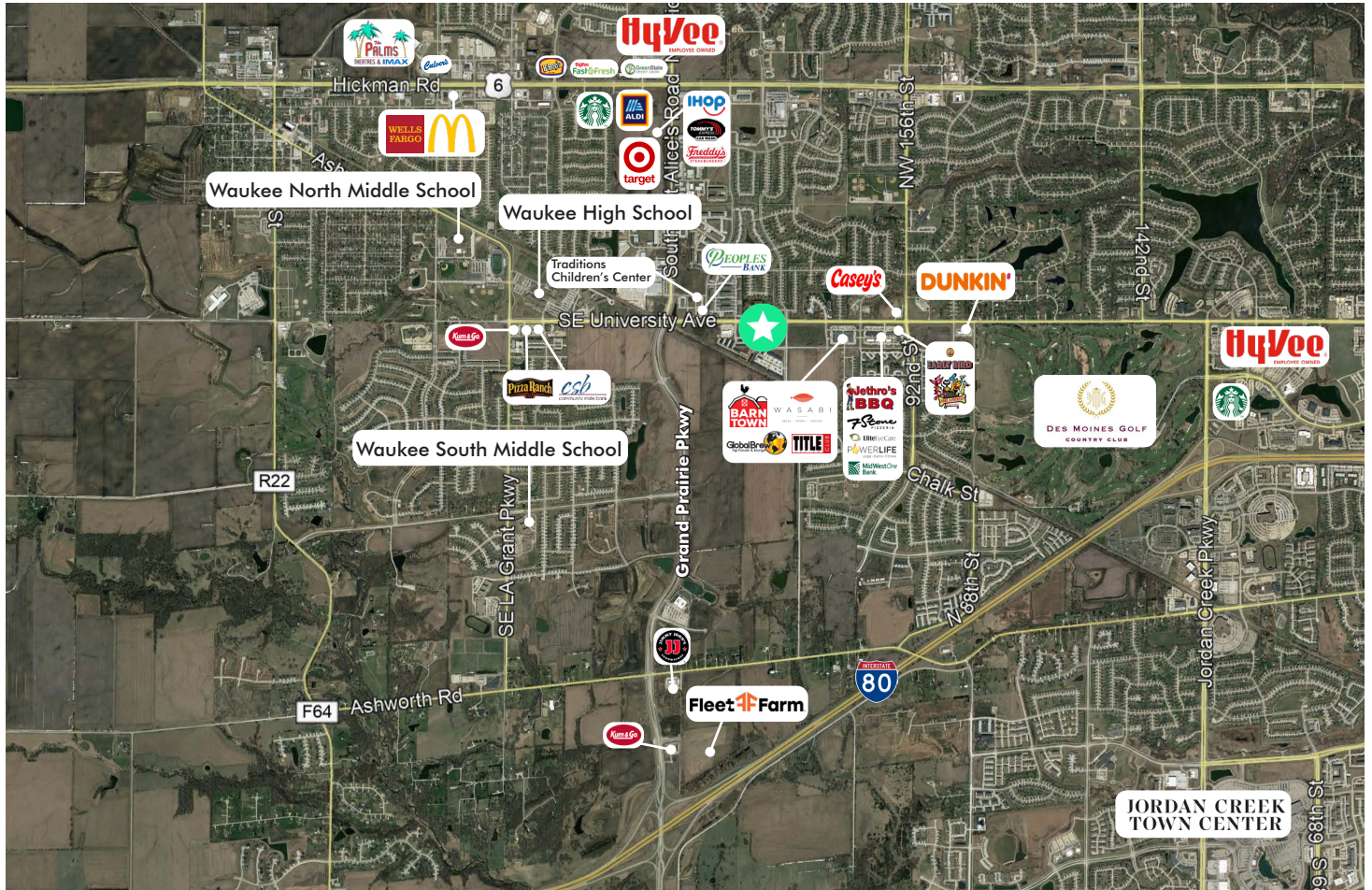
Demographics

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population - Current Year Estimate	13,357	66,836	110,860
2029 Population - Five Year Projection	15,196	75,884	124,549
2024-2029 Annual Population Growth Rate	2.61%	2.57%	2.36%
HOUSEHOLDS			
2024 Households - Current Year Estimate	5,358	25,328	43,977
2029 Households - Five Year Projection	6,083	28,781	49,419
2024-2029 Annual Household Growth Rate	2.57%	2.59%	2.36%
2024 Average Household Size	2.46	2.63	2.51
INCOME			
2024 Average Household Income	\$121,606	\$159,587	\$157,296
2029 Average Household Income	\$136,012	\$178,203	\$175,446
2024 Median Household Income	\$103,279	\$128,201	\$120,396
2029 Median Household Income	\$114,554	\$150,408	\$139,519

Property Photos



Location



Contact Us

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