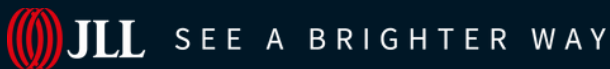




43, 83, 87 NE Carefree Lane, Waukee, Iowa 50263



For lease

Westwood Plaza

**High Profile
Restaurant and Retail
Space Available!**

Property Overview

87: 3,529 SF

- *Premier 2nd generation restaurant opportunity with covered patio*

83: 875 SF

- *Office and general retail space with reception area, 2 offices, breakroom, and bathroom.*

43: 1,768 SF

- *Retail, medical, and office space with open showroom, storage area, and bathroom.*

Nick Anderson

Associate

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Aaron Hyde

Senior Vice President

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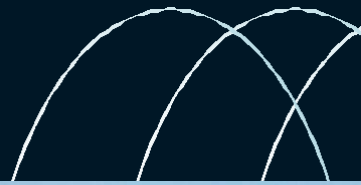
E Venture Dr



Raccoon River Valley Trail

Hickman Road – 24,000 VPD





87 NE Carefree Lane
2nd Generation Restaurant Opportunity



43, 83, 87 NE Carefree Lane, Waukee, Iowa 50263



Demographics

	1 mi	3 mi	5 mi
Population	12,070	55,307	91,567
Households	2,166	9,700	11,034
Median HH Income	\$108,433	\$124,665	\$120,298

Traffic Counts:

Hickman Road 24,000 VPD

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