



PROPERTY FEATURES:

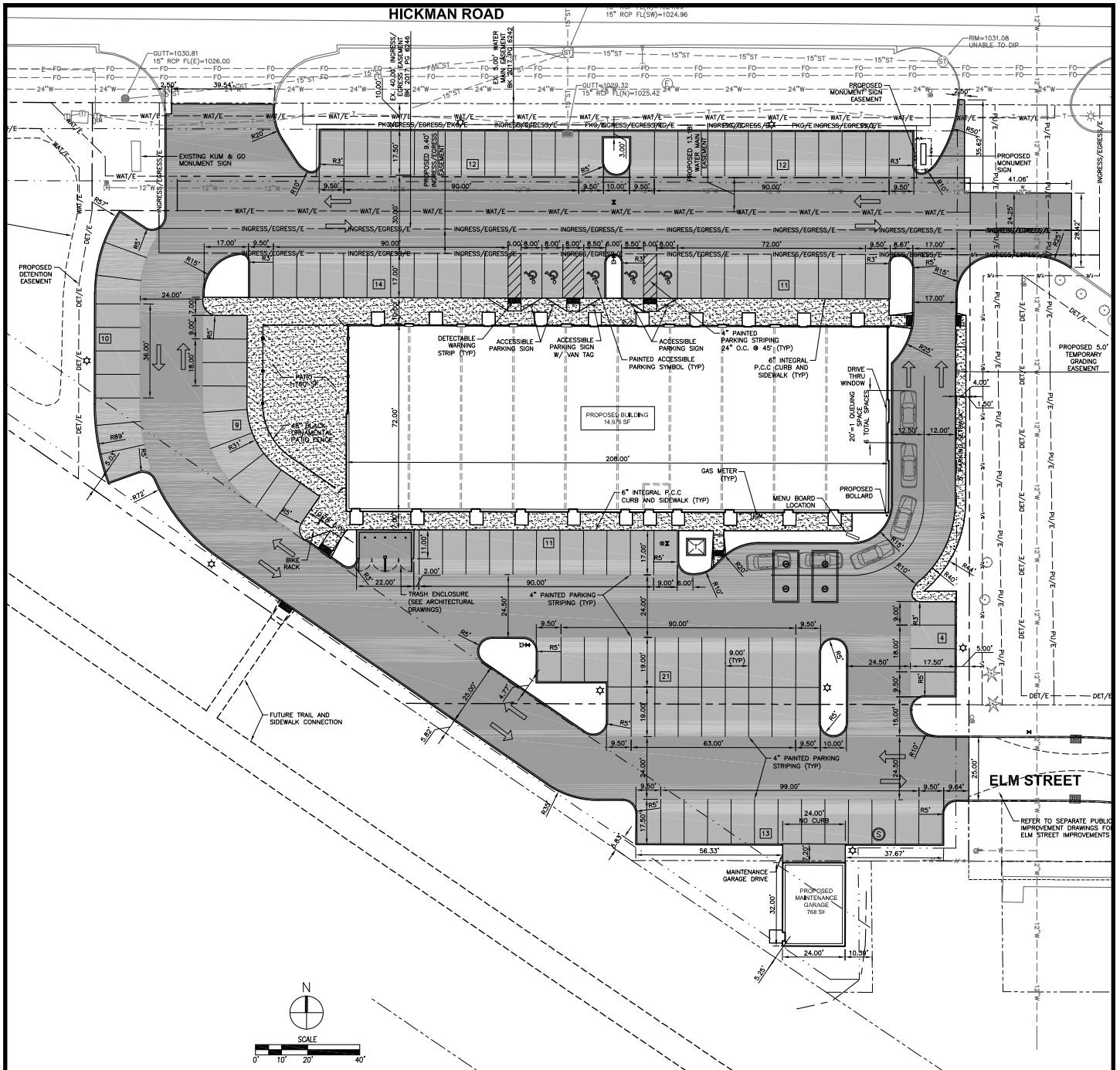
- **For Lease: \$31/SF/NNN**
- Close proximity to Waukee Northwest High School and Waukee Triumph Park
- Near the Apple Data Plant
- Tenant Improvement allowance available
- Space available: 1,439 SF
- 117 parking stalls
- Adjacent to the Heart of the Warrior Trail extension
- Access to Hickman via lighted intersection or right-in right-out
- Adjacent to Maverik at lighted intersection
- Hickman VPD (2021): 21,000
- Total population in 2026:
1 mile 6,979 | 3 miles 41,895 | 5 miles 77,345
- Median Income in 2026:
1 mile \$112,940 | 3 miles \$118,831 | 5 miles \$118,134
- 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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