

# FOR LEASE



## **PRAIRIE COMMONS | 505 EAST HICKMAN ROAD**

**Waukee, Iowa 50263**

**Retail Space Available**  
1,275 RSF ±

**ANGIE TESSAU, CCIM, SIOR**  
515.707.6889  
AngieT@KnappLC.com  
Licensed in IA

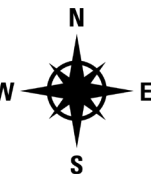
**KOREY BIRKENHOLTZ**  
515.480.6596  
Korey@KnappLC.com  
Licensed in IA

# PRAIRIE COMMONS AVAILABILITY

NE WESTGATE DRIVE



E HICKMAN ROAD



## RETAIL BUILDING RETAIL & RESTAURANT

**SUITE 145**  
*Availability:*  
1,275 RSF ±

*Lease Rate:*  
**\$32.00 PSF NNN**



505 E Hickman Road offers prime visibility along Waukee's busiest corridor with strong traffic counts & convenient access. Landlord incentives, including **tenant improvement allowance & potential rent abatement for qualified tenants**, make this an excellent opportunity for retail, service, or office users looking to establish a presence in one of the metro's fastest-growing communities.



NEW RETAIL

# PRAIRIE COMMONS & PRAIRIE CROSSING

PRIME LAND

## PRAIRIE COMMONS

Availability:  
1,275 RSF ±  
Lease Rate:  
\$32 PSF NNN

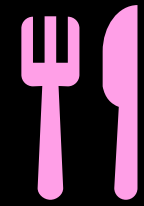
## PRAIRIE CROSSING

Availability:  
Up to 9.34 Acres  
Sale Price:  
\$12 - \$18 PSF

**PRAIRIE COMMONS**

E HICKMAN ROAD

# Nearby Attractions



140

Restaurants



8

Bars and Pubs



11

Coffee Shops



9

Grocers



21

C-Stores



34

Retail Shopping



20

Hotels



16

Attractions/ Entertainment

## Average Annual Spend per Household on Eating Out



\$557

Breakfast



\$1,785

Lunch



\$2,722

Dinner

### NEARBY ATTRACTIONS

- Triumph Park
- New Waukee Northwest High School
- Apple Data Plant
- Kettlestone Development
- KeeTown Loop Entertainment District

### ATTRACTIONS CONT.

- Live Nation
- Palms Theatres & IMAX
- Sugar Creek Golf Course
- Racoon River Valley Trail
- Fox Creek Splash Pad
- Direct connection to I-80
- Largest Target in Iowa

## OTHER NOTABLE LOCATION HIGHLIGHTS

### "WAUKEE: THE FASTEST-GROWING CITY IN IOWA"

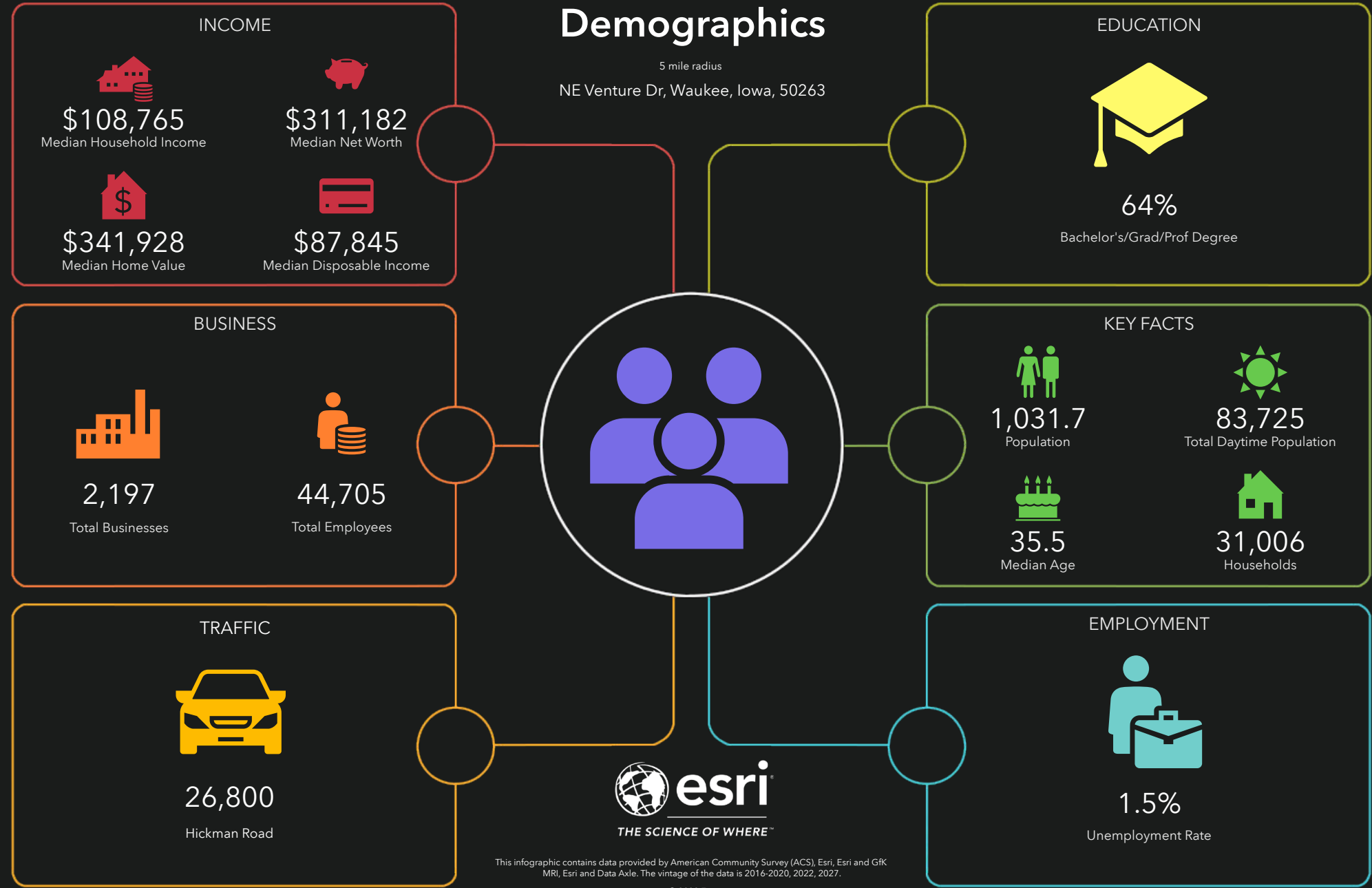
(2020 U.S. CENSUS)

### CITY ACCOLADES

- Top 10 Fastest-Growing U.S. Suburbs, Realtor.com
- Top 50 Best Places to Live in America, "Money Magazine"
- Top 10 Best Towns for Families, "Family Circle"
- Top 50 Best Suburbs in America, Businessinsider.com
- Dallas County is the 4<sup>th</sup> fastest growing county in the USA

### ACCOLADES CONT.

- Top 10 Safest Places in Iowa, Movoto.com
- Best City in Iowa for Home Ownership, NerdWallet.com
- Best Local Community to Live In, "Cityview"
- Waukee Community School District is the 7<sup>th</sup> largest school district in the state



# FOR LEASE 505 EAST HICKMAN ROAD

*Waukee, Iowa*



All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.



**ANGIE TESSAU, CCIM, SIOR**  
515.707.6889  
AngieT@KnappLC.com



**KNAPP**  
PROPERTIES



**KOREY BIRKENHOLTZ**  
515.480.6596  
Corey@KnappLC.com