



801 NE VENTURE DRIVE

WAUKEE, IA

This highly visible retail opportunity is ideally positioned within a thriving commercial corridor, offering prominent storefront exposure and convenient customer access. The property features ample on-site parking and a flexible layout that can accommodate a variety of retail, specialty, or service-oriented businesses. Surrounded by established retailers and consistent daily traffic, the property presents an exceptional opportunity for a wide range of commercial users.

AVAILABLE SPACE

- 6,674 SF - 9,549 SF Available
- 2,875 SF Preschool Tenant
- 6,674 SF Day Care Build-Out Available

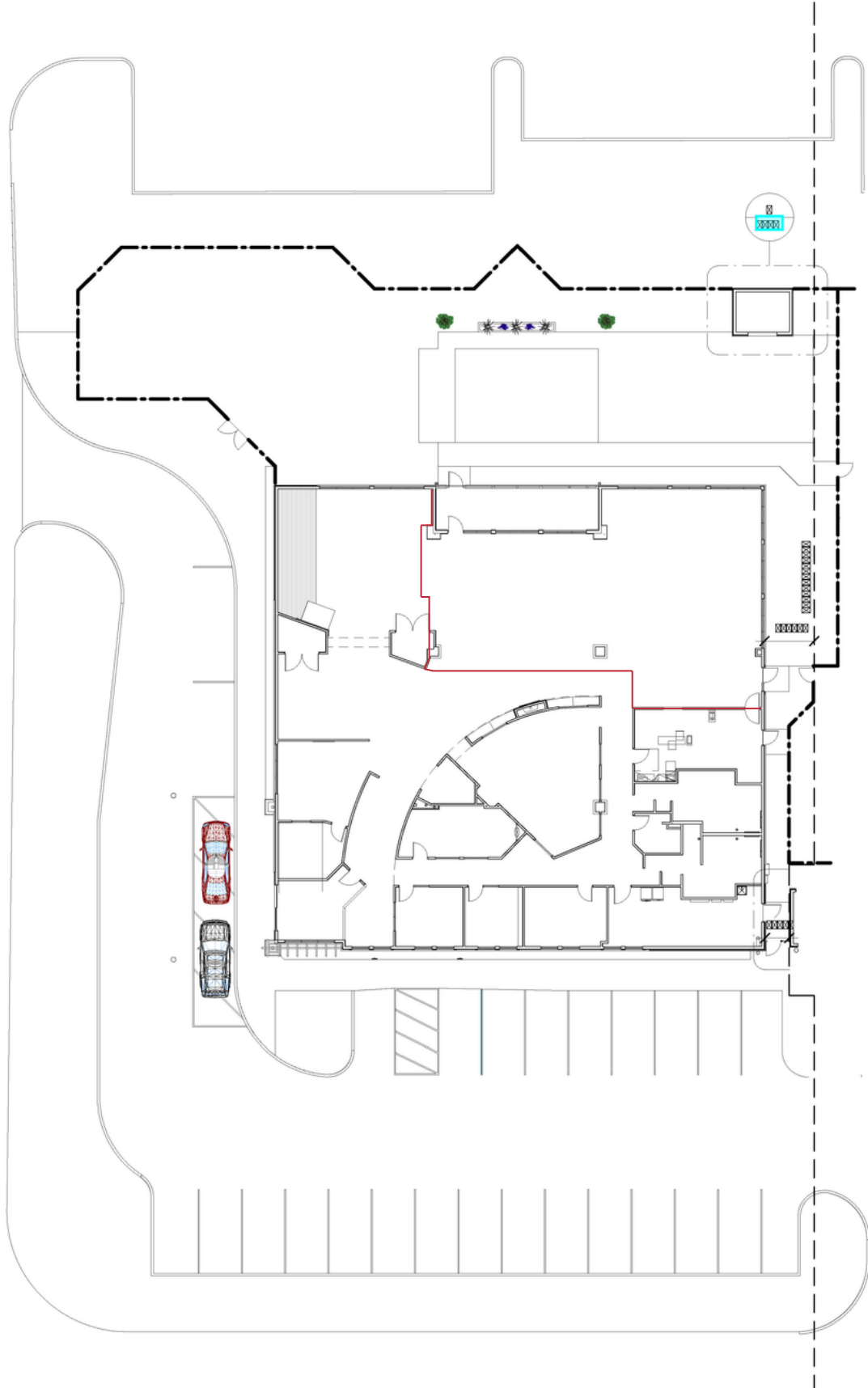
LEASE RATE

- \$23/SF NNN
- Operating expenses available upon request

FEATURES

- Built in 2022
- Ample Parking
- Commercial Kitchen with Grease Interceptor
- Building Signage Opportunity
- Automatic Doors

FLOOR PLAN



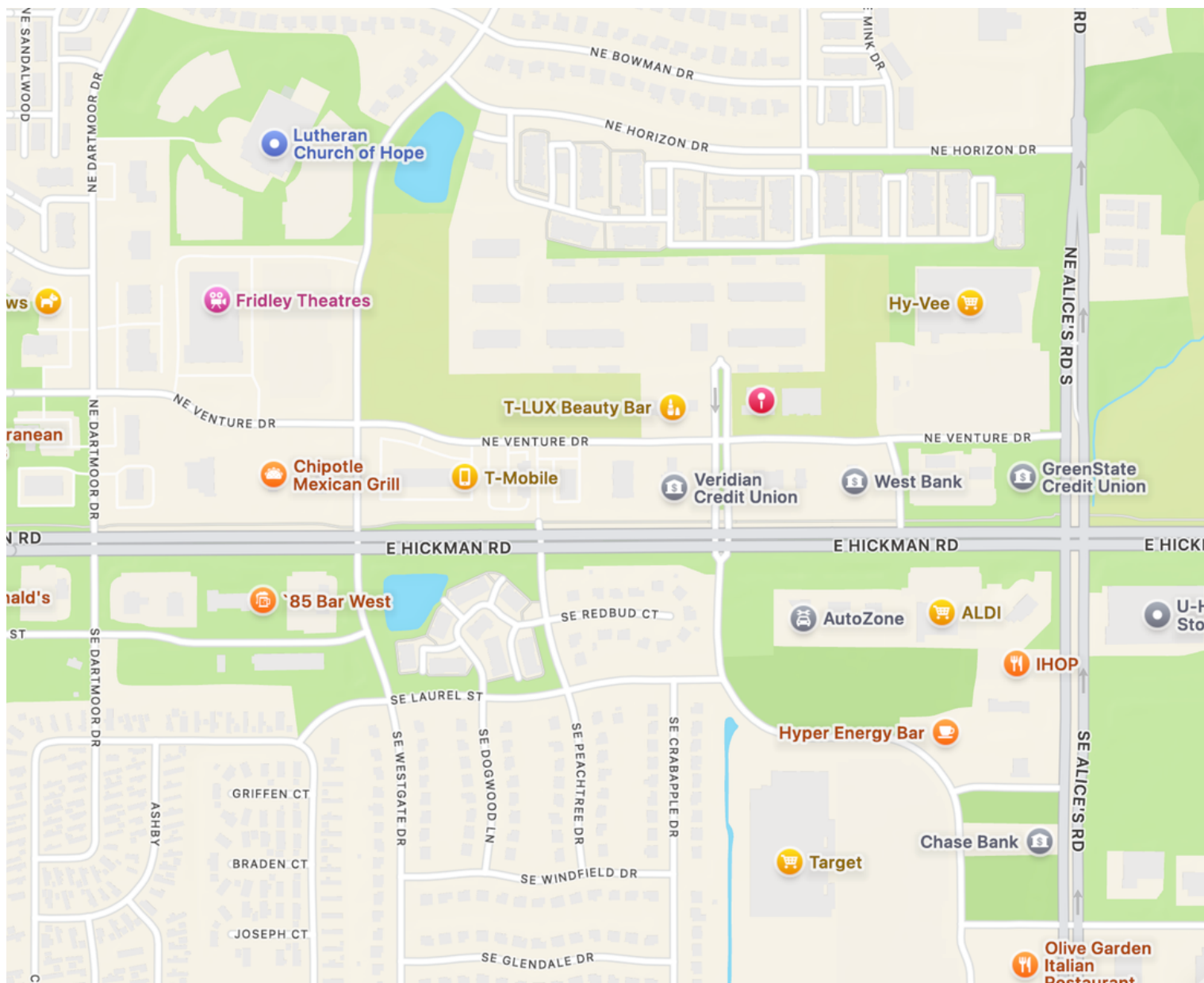
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY MAP



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WB Realty Company is a licensed real estate broker in the state of Iowa



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