



# CALIBER COMPANY



**KETTLESTONE**  
CENTRAL

## FOR LEASE

JUSTIN WASHBURN  
515.238.4528  
justin.washburn@calibercompany.com  
Licensed in IA

JULIANAH RODGERS  
515.249.9260  
julianah.rodgers@calibercompany.com  
Licensed in IA



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## PROPERTY DESCRIPTION- FOR LEASE

Discover 1,653 – 29,236 SQ FT of new, commercial retail space now available.

Kettlestone Central is the Midwest's most notable mixed use development! Located in the heart of Waukee Iowa, at the intersection of Grand Prairie and Westtown Parkway, the 164 acre Kettlestone Central neighborhood will welcome hundreds of thousands of visitors each year and be home to thousands of residents living within one of the planned residential communities. Located in the fastest growing city in Iowa, Kettlestone Central will attract over half a million visitors each year along with being home to approximately two thousand residents. A variety of commercial opportunities are available within Kettlestone Central. Whether you're seeking highly visible and walkable retail space, a modern medical facility, or a vibrant entertainment venue, Kettlestone Central provides the perfect canvas for your vision to become reality!

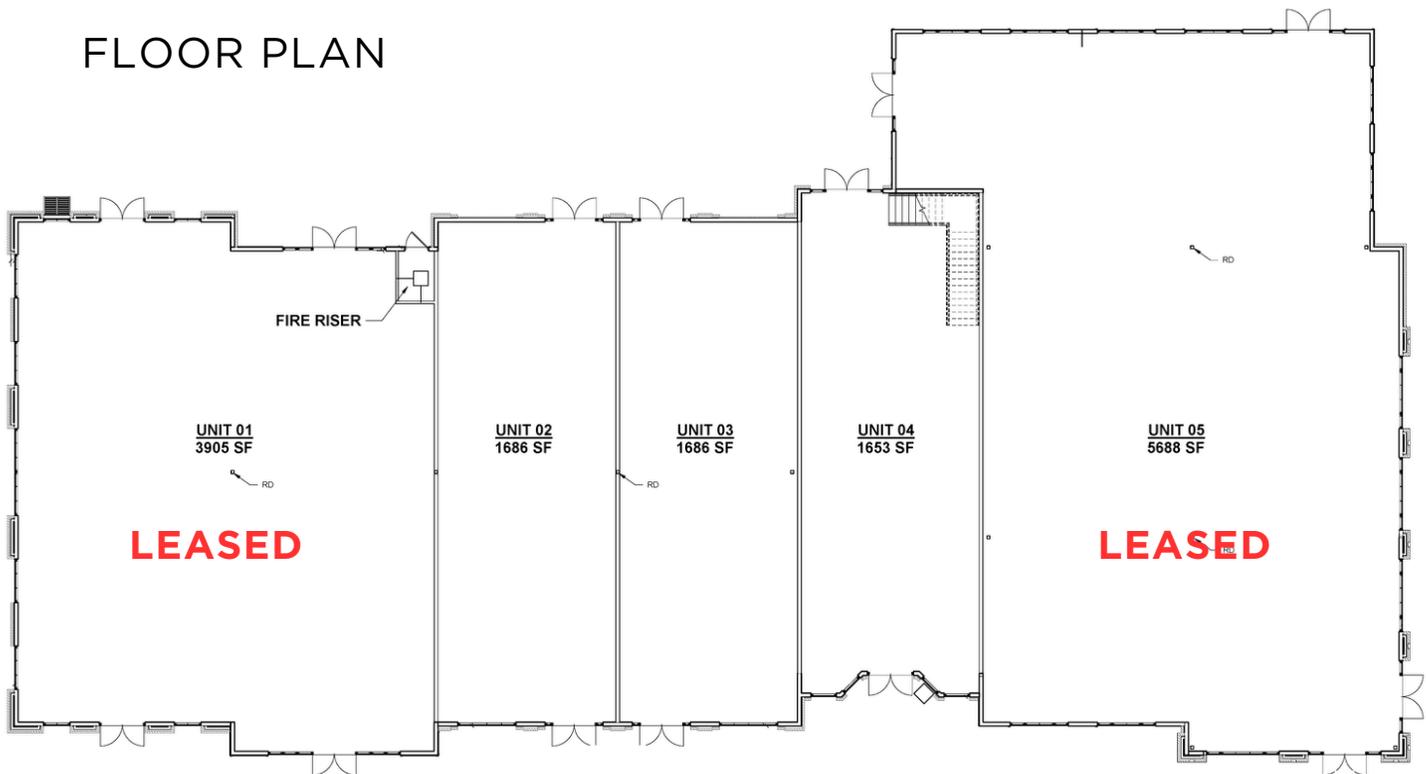


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## BUILDING 1 OFFERING SUMMARY

|                 |            |
|-----------------|------------|
| NNN Lease Rate: | Negotiable |
| Suite 1         | LEASED     |
| Suite 2         | 1,686 SF   |
| Suite 3         | 1,686 SF   |
| Suite 4         | 1,653 SF   |
| Suite 5         | LEASED     |

## FLOOR PLAN



1 1ST FLOOR  
SCALE: 1/8" = 1'-0"

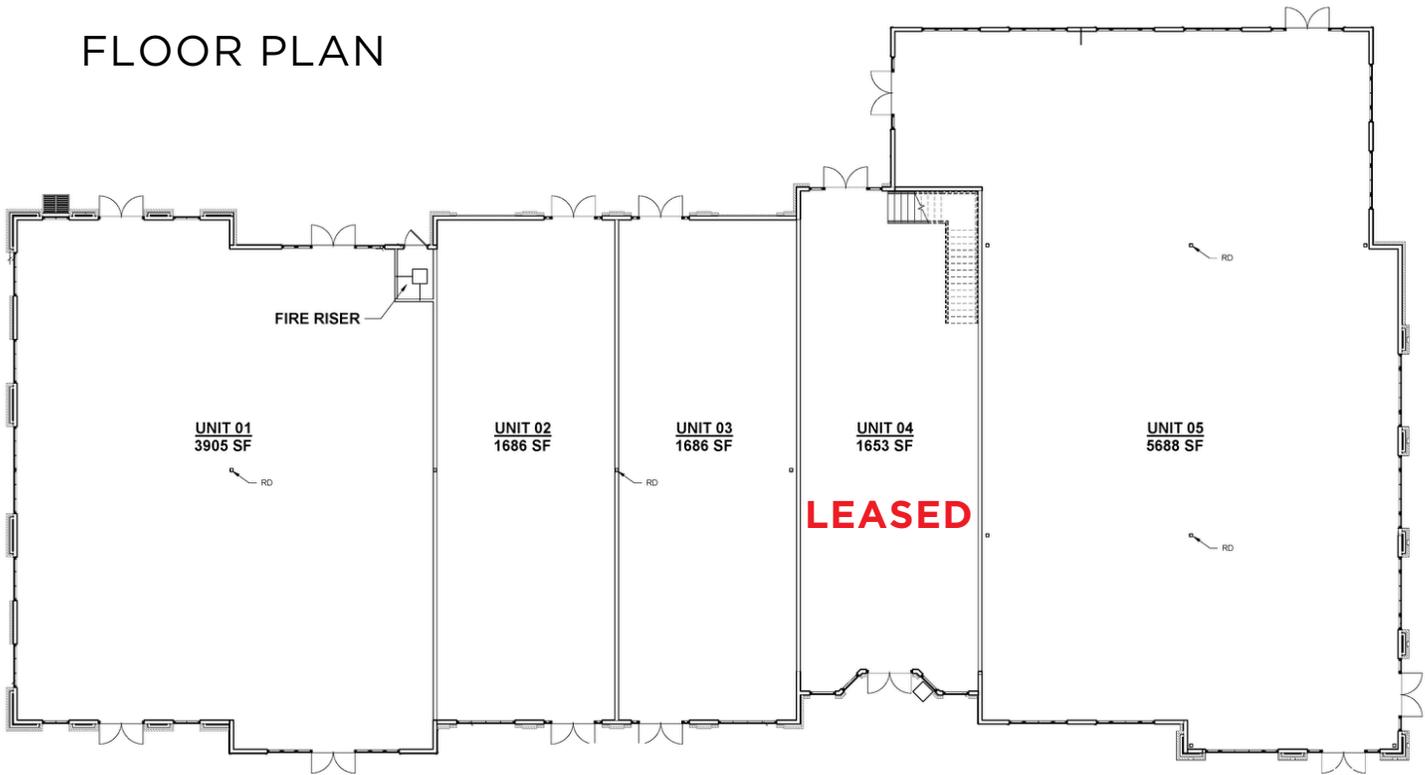


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## BUILDING 2 OFFERING SUMMARY

|                 |            |
|-----------------|------------|
| NNN Lease Rate: | Negotiable |
| Suite 1         | 3,905 SF   |
| Suite 2         | 1,686 SF   |
| Suite 3         | 1,686 SF   |
| Suite 4         | LEASED     |
| Suite 5         | 5,688 SF   |

## FLOOR PLAN



1 1ST FLOOR  
SCALE: 1/8" = 1'-0"



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## SITE PLAN





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## RENDERINGS





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## KETTLESTONE CENTRAL

| POPULATION             | 2 MILES   | 5 MILES   |
|------------------------|-----------|-----------|
| Total Population       | 25,063    | 97,581    |
| Average Age            | 33.4      | 35.1      |
| Total Employees        | 4,243     | 55,883    |
| College Graduate+      | 57%       | 57%       |
| HOUSEHOLDS & INCOME    | 2 MILES   | 5 MILES   |
| Total Households       | 9,728     | 38,140    |
| Owner Occupied Housing | 67.80%    | 67.80%    |
| Average HH Income      | \$124,586 | \$125,911 |

Source: ESRI 2020 Estimates

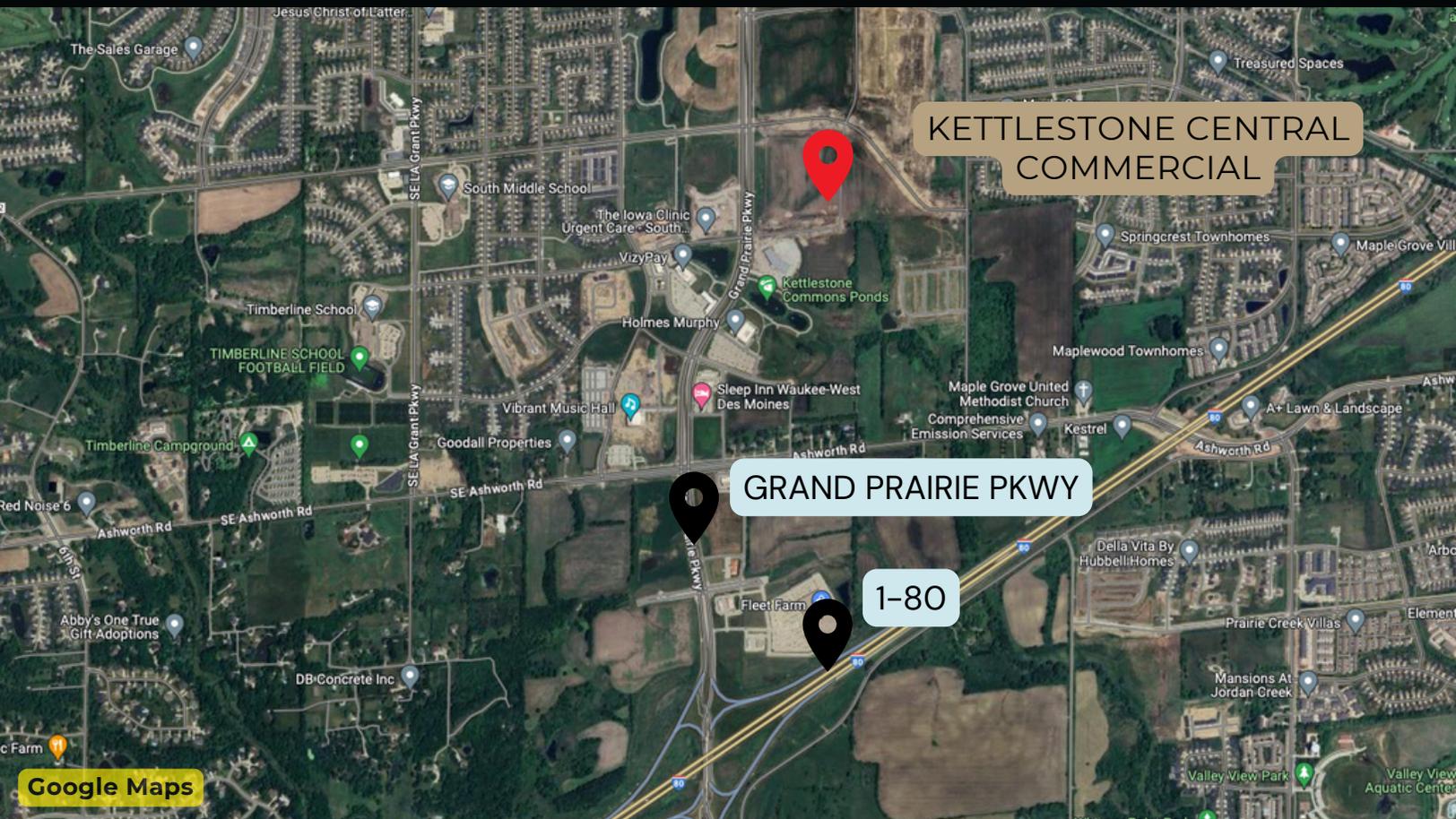


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## CLOSE UP BIRDSEYE VIEW



## BIRDSEYE VIEW





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## CITY OF WAUKEE DEMOGRAPHICS

According to waukee.org, Waukee is known for its hometown feel, well-educated and skilled workforce, safe and connected neighborhoods and excellent school system. Just 15 minutes to downtown Des Moines, Waukee is a rapidly growing community with broad access to diverse workforce, key transportation lines and big city offerings. In addition, we're growing great amenities right here in our city, making it a highly desirable place to live, work and play.



Population: 27,554



10,491 Households



City officials project that Waukee's population could reach 35,000 by the year 2030.



In May 2020, the U.S. Census Bureau named Waukee the fastest-growing (large) city in Iowa, based on population growth since 2010.

### Household Income Distribution:

|              |     |
|--------------|-----|
| 0 - \$25k    | 6%  |
| \$25-\$50k   | 8%  |
| \$50k-\$75k  | 16% |
| \$75k-\$100k | 14% |
| \$100k +     | 55% |



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## LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN WASHBURN

[justin.washburn@calibercompany.com](mailto:justin.washburn@calibercompany.com)

515-238-4528



COMMERCIAL AGENT

JULIANAH RODGERS

[julianah.rodgers@calibercompany.com](mailto:julianah.rodgers@calibercompany.com)

515-249-9260

