



# THE COVE AT KETTLESTONE

1200-1222 SE UNIVERSITY AVENUE  
WAUKEE, IA 50263

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# Property Summary



## OFFERING SUMMARY

Available SF:	1,751 - 6,000 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	3.59 Acres
Year Built:	2018
Building Size:	15,400 SF
Proposed Use:	Professional Service Medical Use

## PROPERTY OVERVIEW

The Cove at Kettlestone offers several retail opportunities, ranging from approximately 1,282 - 6,000 SF. This new construction strip center has modern design with a professional image, expansive window lines, and open parking.

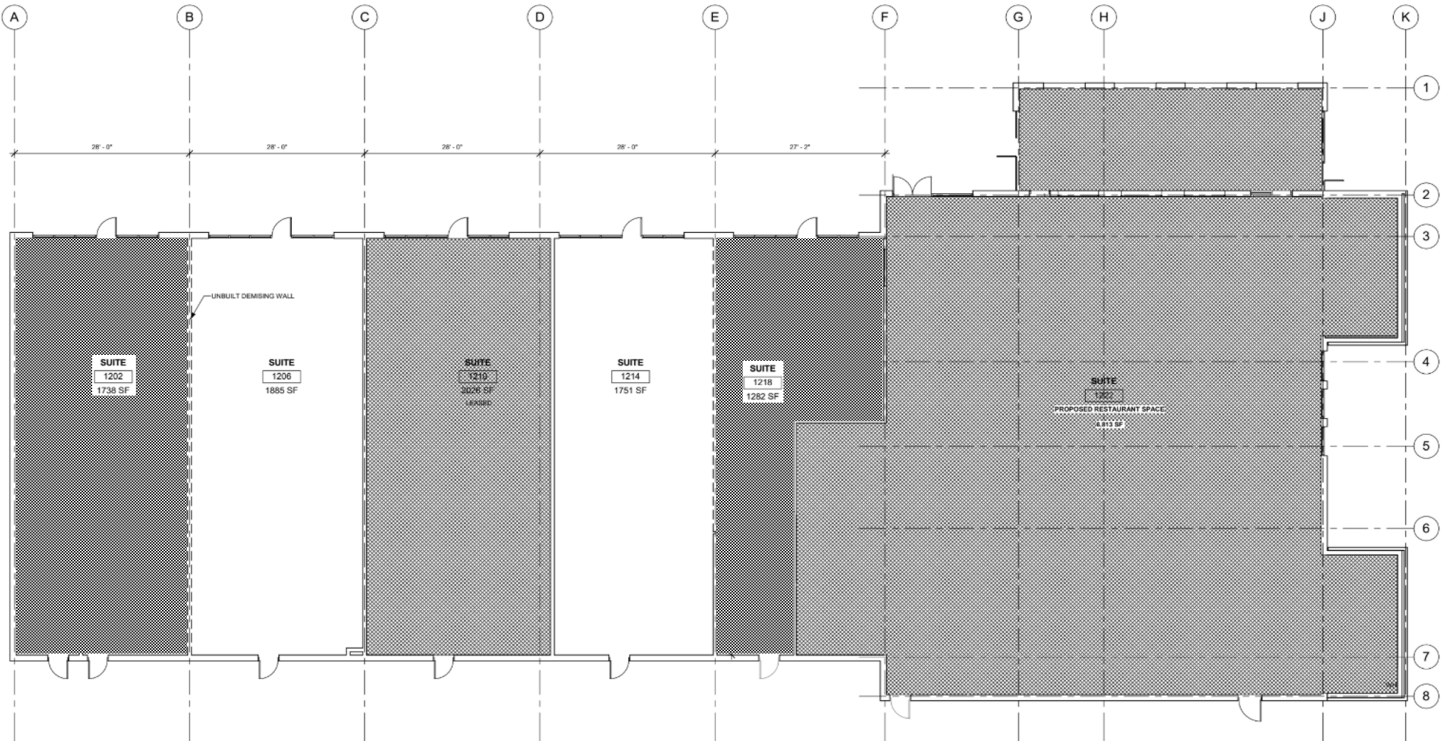
## PROPERTY HIGHLIGHTS

- Join Central Standard, CHIC Nail Salon, Marco's Pizza, and soon to come Advanced Chiropractic & Acupuncture!
- 23,559 ADT on busy University Avenue
- New Construction
- Monument Signage Available
- Close to Waukee High School
- New access to Grand Prairie Parkway

## AVAILABLE SPACES

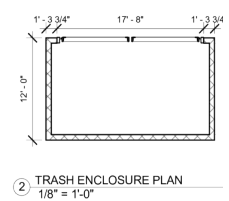
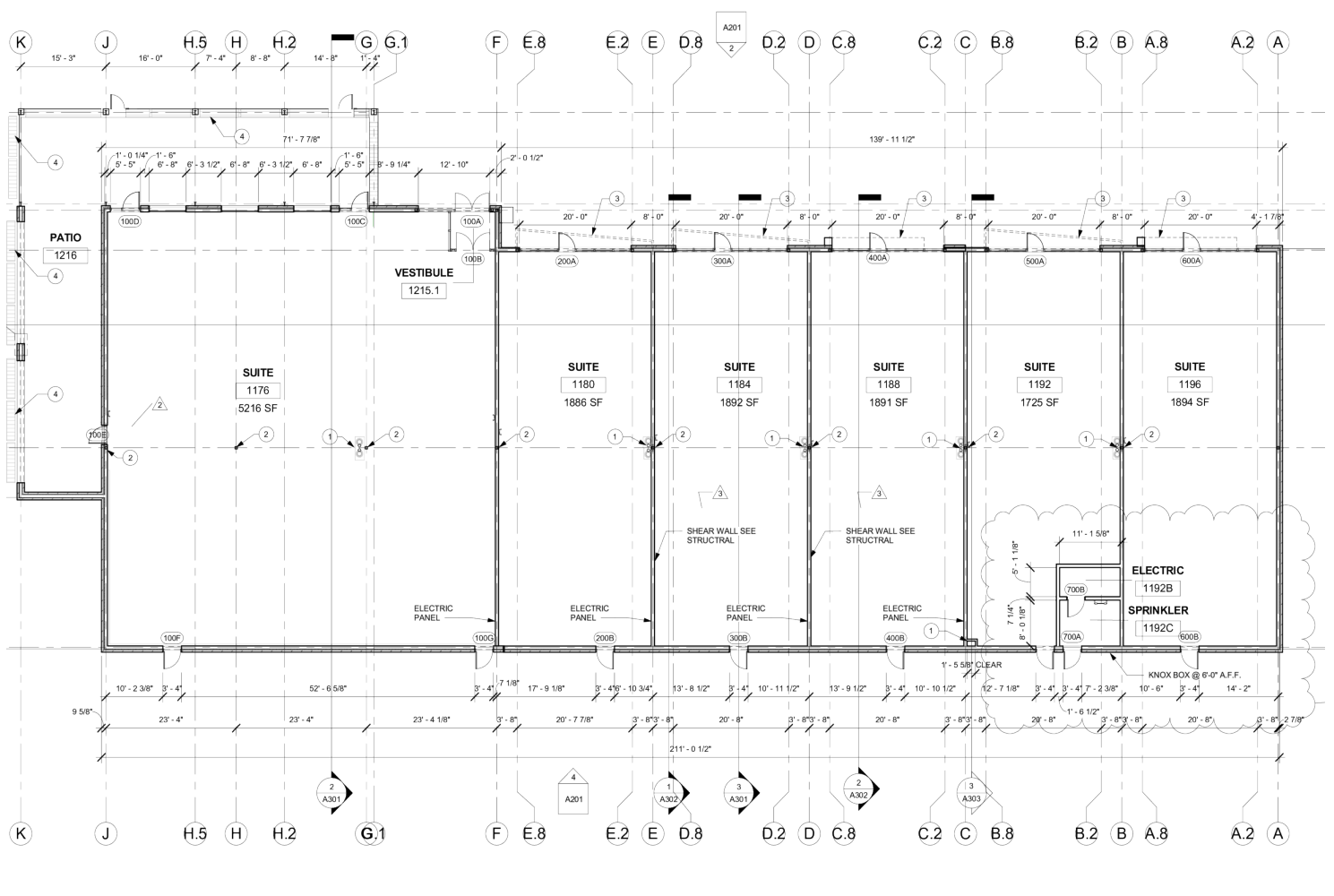
SPACE	LEASE RATE	SIZE
1206	\$25.00 SF/yr	1,885 SF
1214	\$25.00 SF/yr	1,751 SF
Phase II	\$25.00 SF/yr	1,751 - 6,000 SF

# Phase I Floorplan



Suites 1206 and 1214 are available

# Phase II Floorplan



Endcaps are Leased

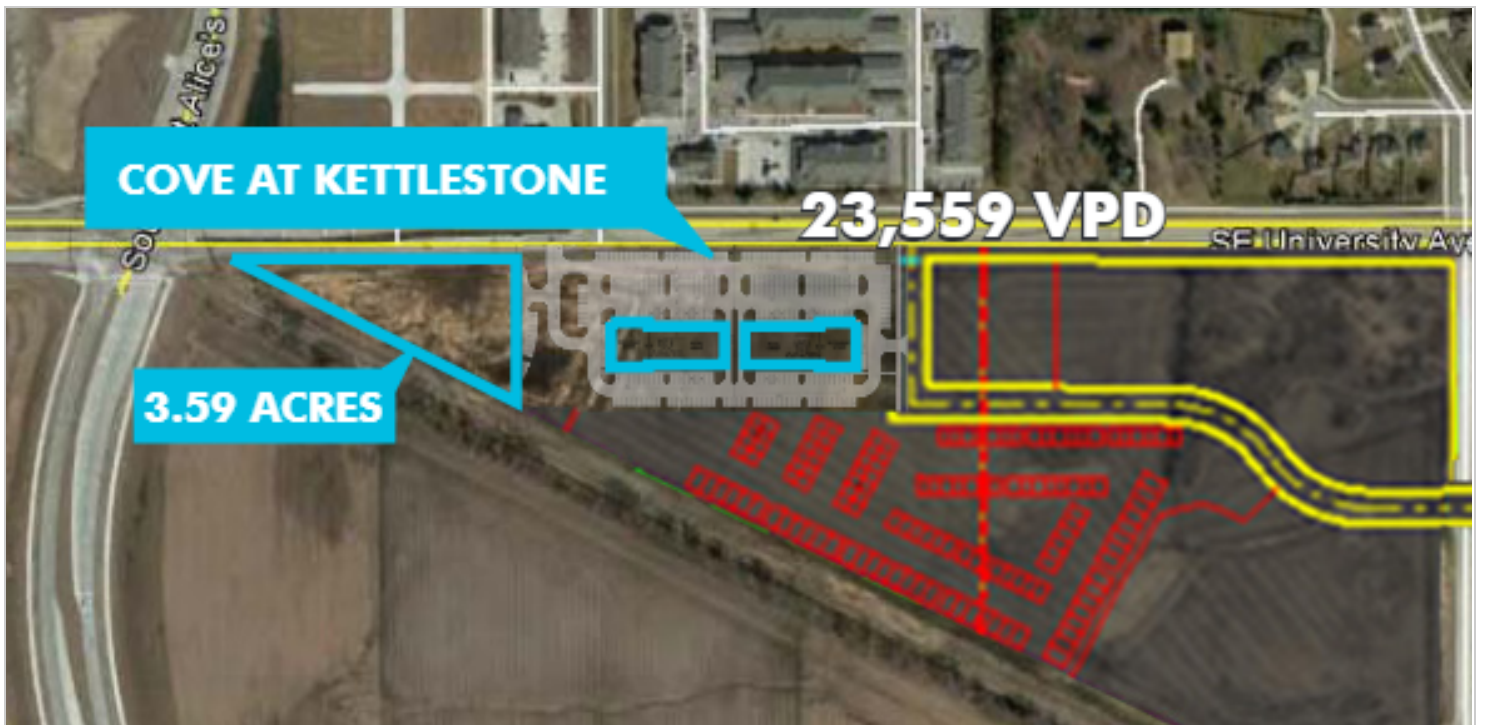
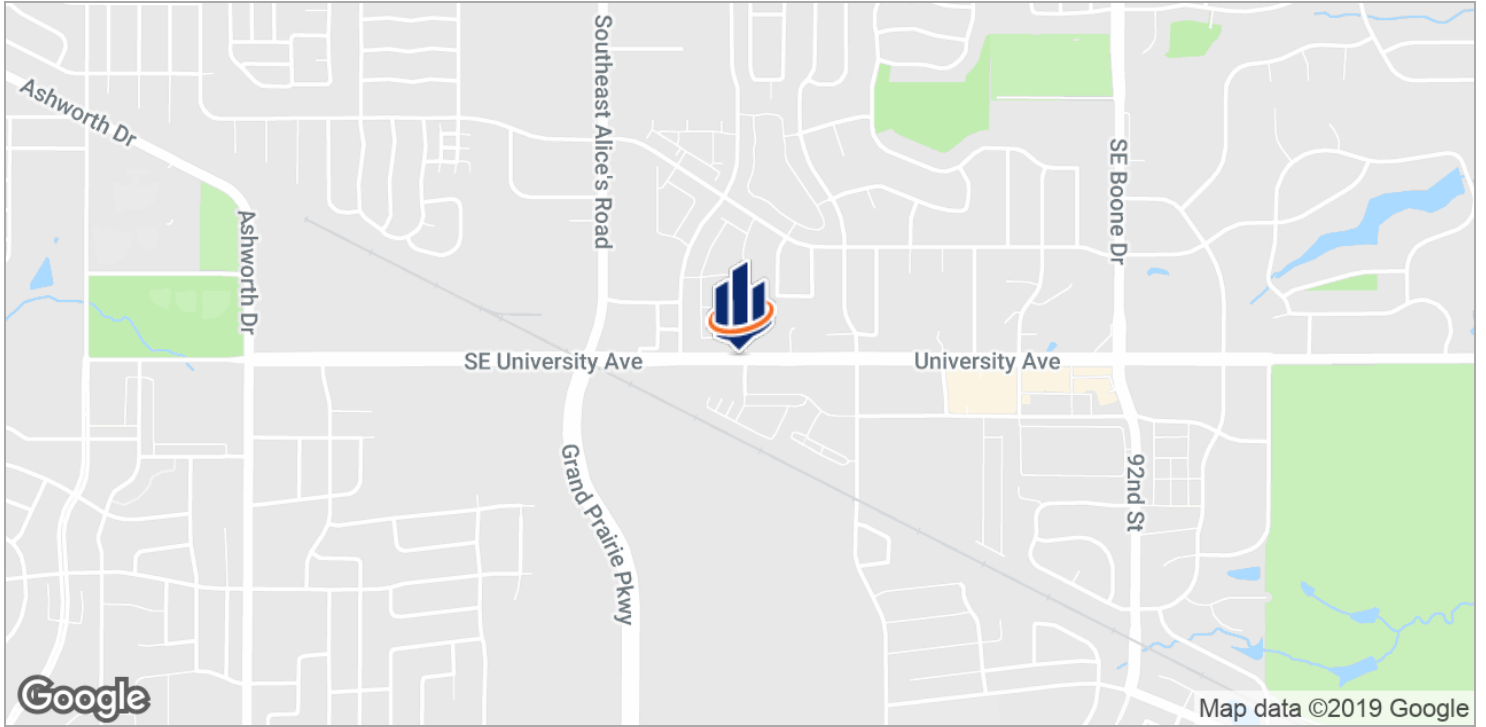
## Coming Soon: Advanced Chiropractic & Acupuncture



# Retailer Map



# Location Maps



# Demographics

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2019 Total Population:	<b>9,055</b>	<b>47,993</b>	<b>92,787</b>
2024 Population:	<b>10,674</b>	<b>55,566</b>	<b>105,389</b>
Pop Growth 2019-2024:	<b>17.88%</b>	<b>15.78%</b>	<b>13.58%</b>
Average Age:	<b>31.70</b>	<b>34.20</b>	<b>35.10</b>
<b>Households</b>			
2019 Total Households:	<b>3,633</b>	<b>18,205</b>	<b>36,055</b>
HH Growth 2019-2024:	<b>18.14%</b>	<b>16.24%</b>	<b>13.62%</b>
Median Household Inc:	<b>\$88,602</b>	<b>\$98,084</b>	<b>\$93,934</b>
Avg Household Size:	<b>2.40</b>	<b>2.60</b>	<b>2.50</b>
2019 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
<b>Housing</b>			
Median Home Value:	<b>\$205,355</b>	<b>\$268,290</b>	<b>\$266,751</b>
Median Year Built:	<b>2007</b>	<b>2005</b>	<b>2002</b>

\*Demographics via CoStar