

Waukee Central

400 E Hickman Rd
Waukee, IA 50263
www.cbre.com/desmoines

Class A retail space available for lease in newly developed retail center located on the heavily traveled Hickman Rd in Waukee. The property features the new office for Waukee Dental.

Available Space:

+ Suite 301 (In Line): 1,293 SF

Pricing

+ Lease Rate: \$26.00 PSF NNN

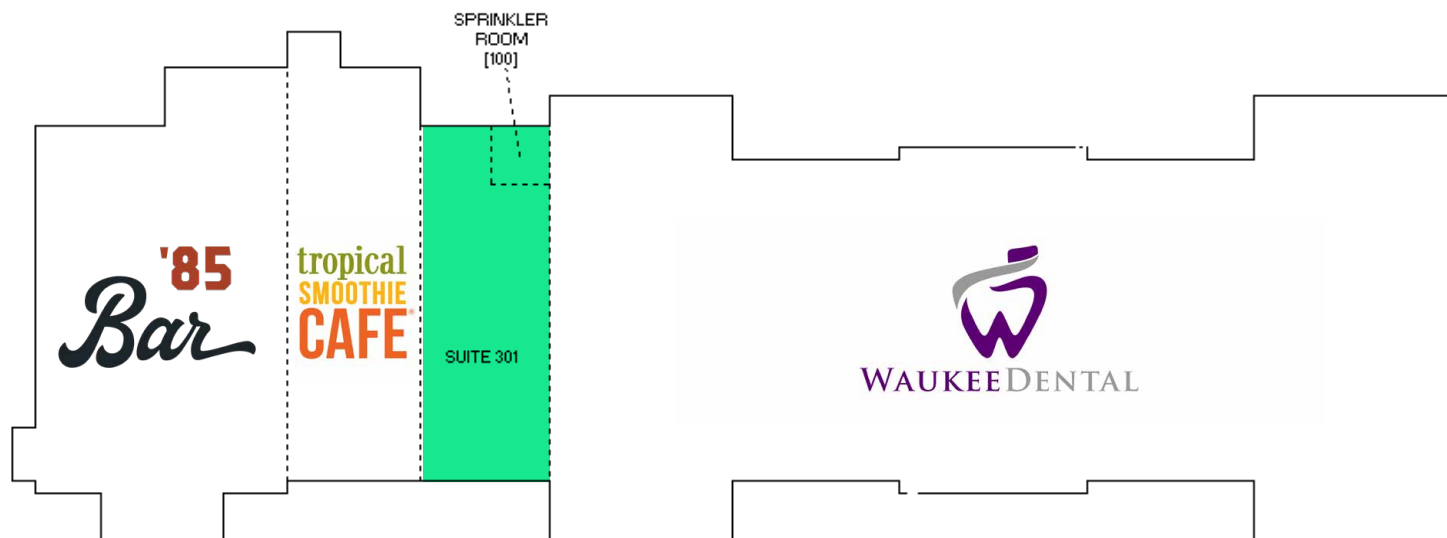
+ 2023 CAMIT: \$9.45 PSF

Building Features:

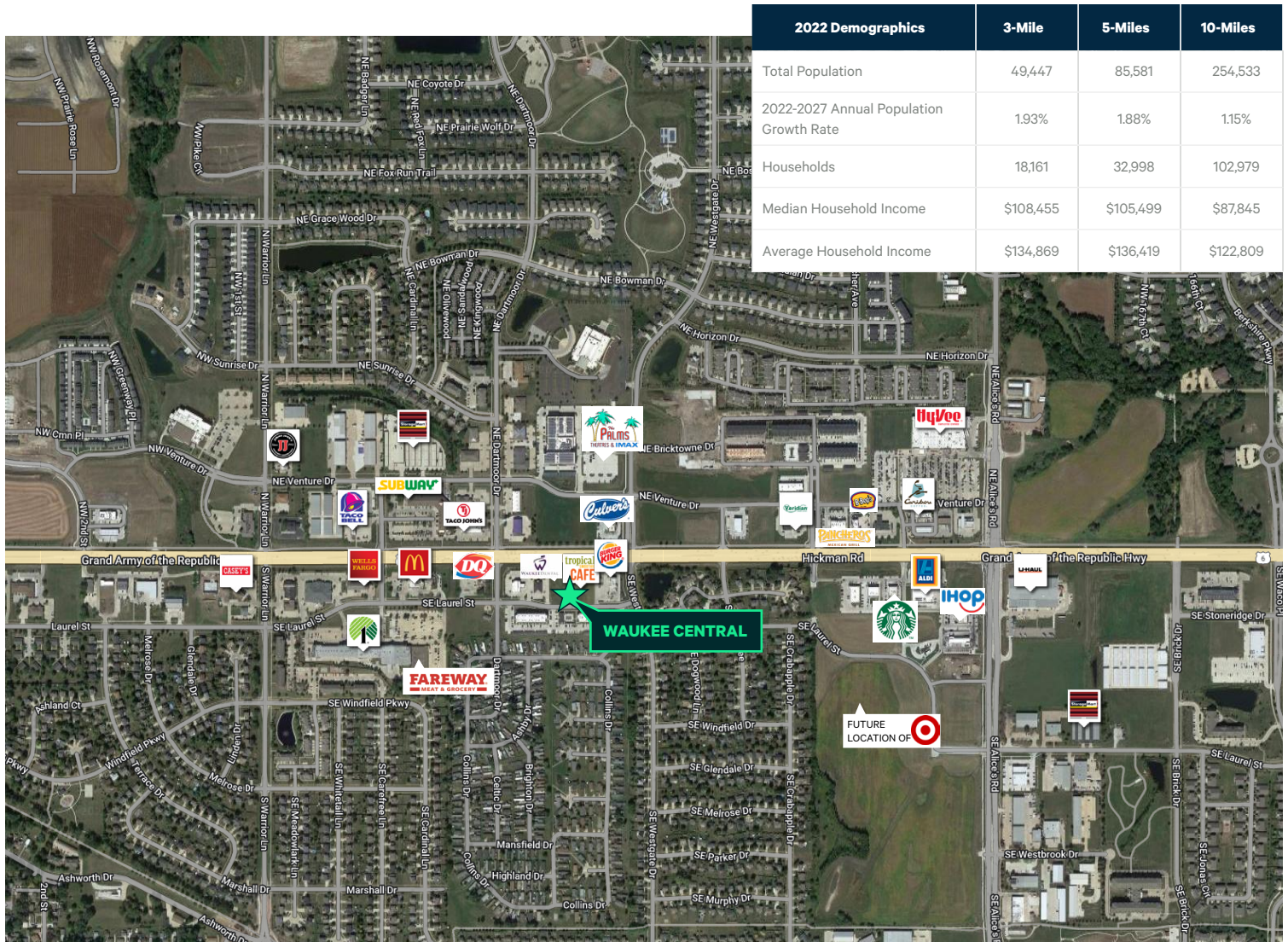
- + Building Signage Available
- + 5,000 gallon grease trap
- + Abundant Parking
- + Constructed in 2023
- + Hickman Road Traffic Counts: 23,800 VPD
- + Co-tenants include Waukee Dental, Tropical Smoothie Café and '85 Bar.
- + Property is surrounded by multiple retailers and restaurants such as Burger King, Dairy Queen, Culver's, Kue'd Smokehouse, Fresh Mediterranean Express, and Fareway Grocery.



Available Space



Location



2022 Demographics	3-Mile	5-Miles	10-Miles
Total Population	49,447	85,581	254,533
2022-2027 Annual Population Growth Rate	1.93%	1.88%	1.15%
Households	18,161	32,998	102,979
Median Household Income	\$108,455	\$105,499	\$87,845
Average Household Income	\$134,869	\$136,419	\$122,809

Contact Us

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