



For Lease

Central Crossing Retail Available

Property Information

- Availability: 8,400 SF
- Price: \$24.00/SF NNN - \$27.00/SF NNN
- Operating expenses available upon request
- Potential drive-thru option
- Proposed Building

Location Highlights

- Located in a fast growing retail corridor
- Quick access to I-80 VIA SE Alice's Road/Grand Prairie Parkway
- Traffic count: 20,949 VPD

1165 SE University Avenue,
Waukee, IA

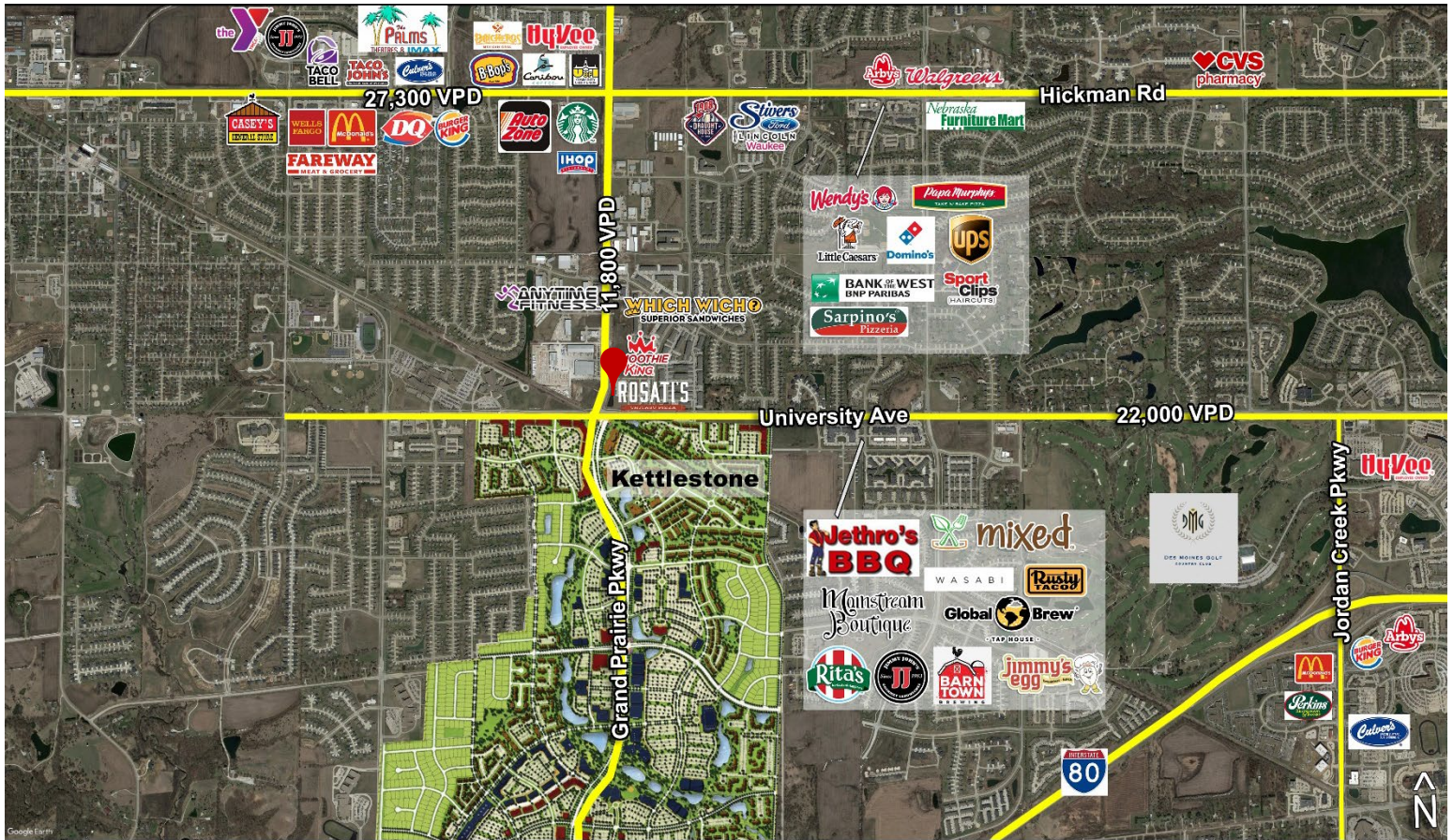
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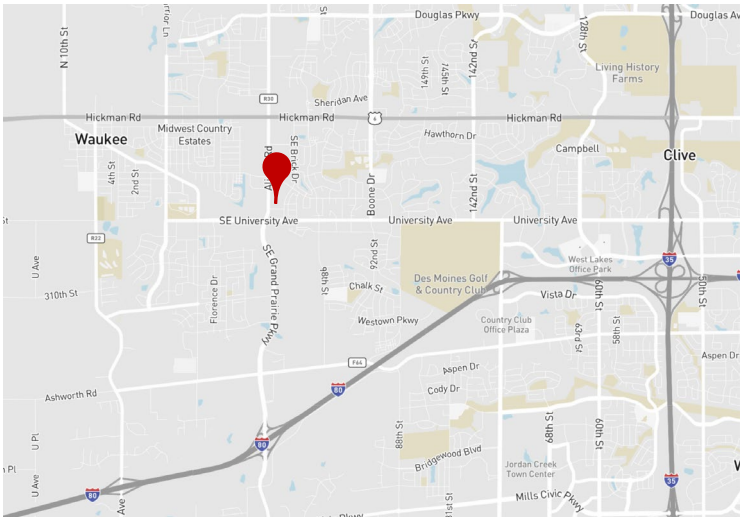
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Retail Map



Location Overview



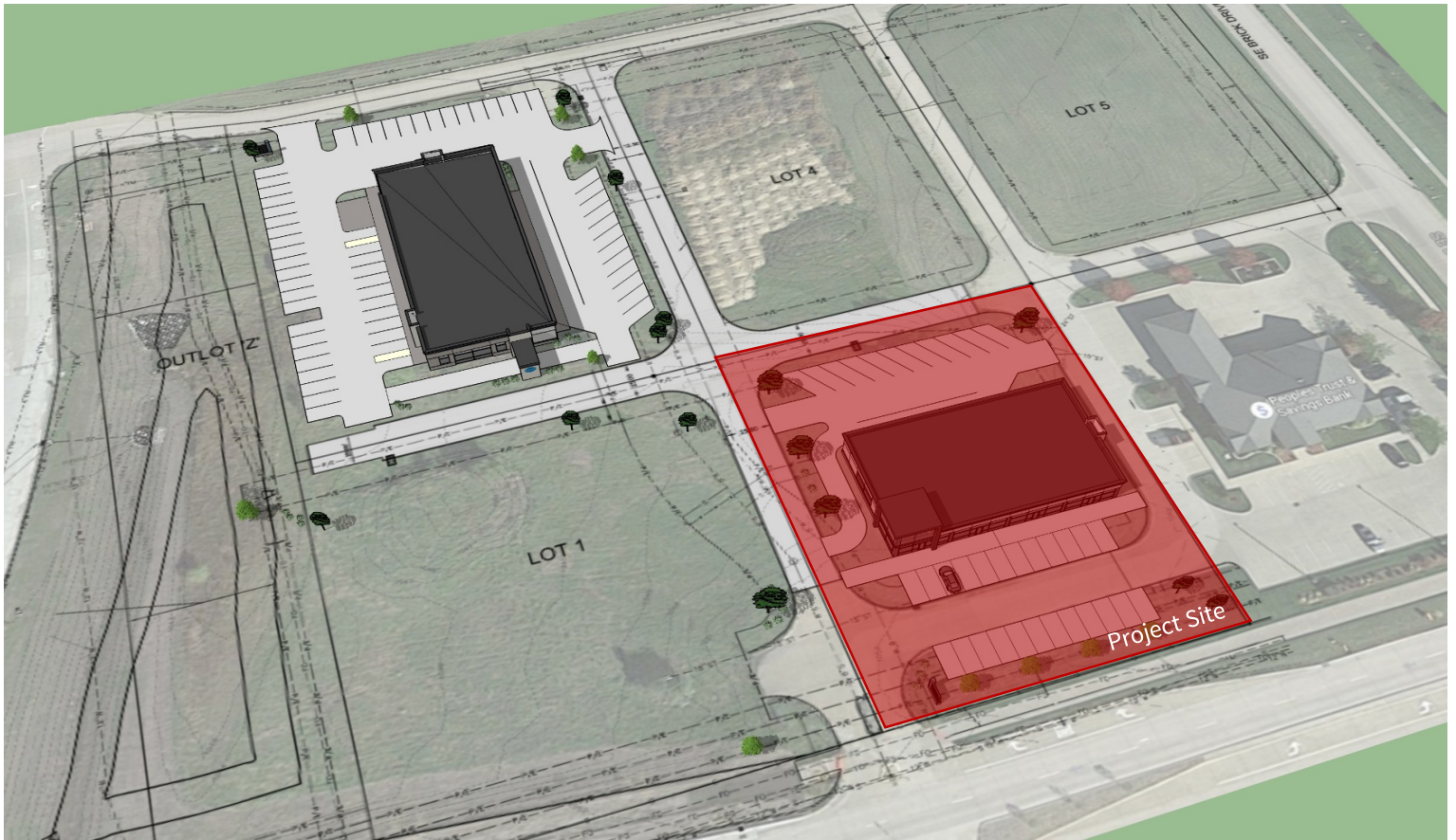
Demographics

	1 Mile	3 Miles	5 Miles
Population	6,943	35,616	64,829
Households	3,709	18,322	33,758
Average HH Income	\$108,025	\$123,745	\$122,825

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.



Site Plan



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