

FOR SALE

- ◆ Two Prime Retail Sites
- ◆ Can be sold separately or together
- ◆ Drive-Thru
- ◆ +/- 25,000 cars per day
- ◆ Stop lights at SE Dartmoor Drive & SE Westgate Drive

Price: 1.0 Acre = \$522,720 (\$12.00/SF)

Price: 1.2 Acre = \$627,264 (\$12.00/SF)

- ◆ New Apartments under construction directly south of sites.
- ◆ Waukee is one of the fastest growing communities in Iowa.



DEMOS	1 MILE	3 MILE	5 MILE
Population	8,316	41,357	69,095
Household	3,273	15,047	25,958
Med Age	32	32.9	34.4
Med Income	\$74,702	\$101,807	\$102,671
Ave Income	\$93,000	\$125,509	\$125,921



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NEIGHBORING BUSINESSES:

- ◆ HY-VEE
- ◆ PALMS THEATRES & IMAX
- ◆ MC DONALDS
- ◆ CENTRAL BANK
- ◆ DAIRY QUEEN
- ◆ BURGER KING
- ◆ DENTIST

