

Kettlestone Peak

PRIME RETAIL, RESTAURANT, MEDICAL, & OFFICE SPACE FOR LEASE

1105 SE PLEASANT VIEW DR | WAUKEE, IA



1,614 - 20,177 SF AVAILABLE | PRICING \$30 - \$32 PER SF

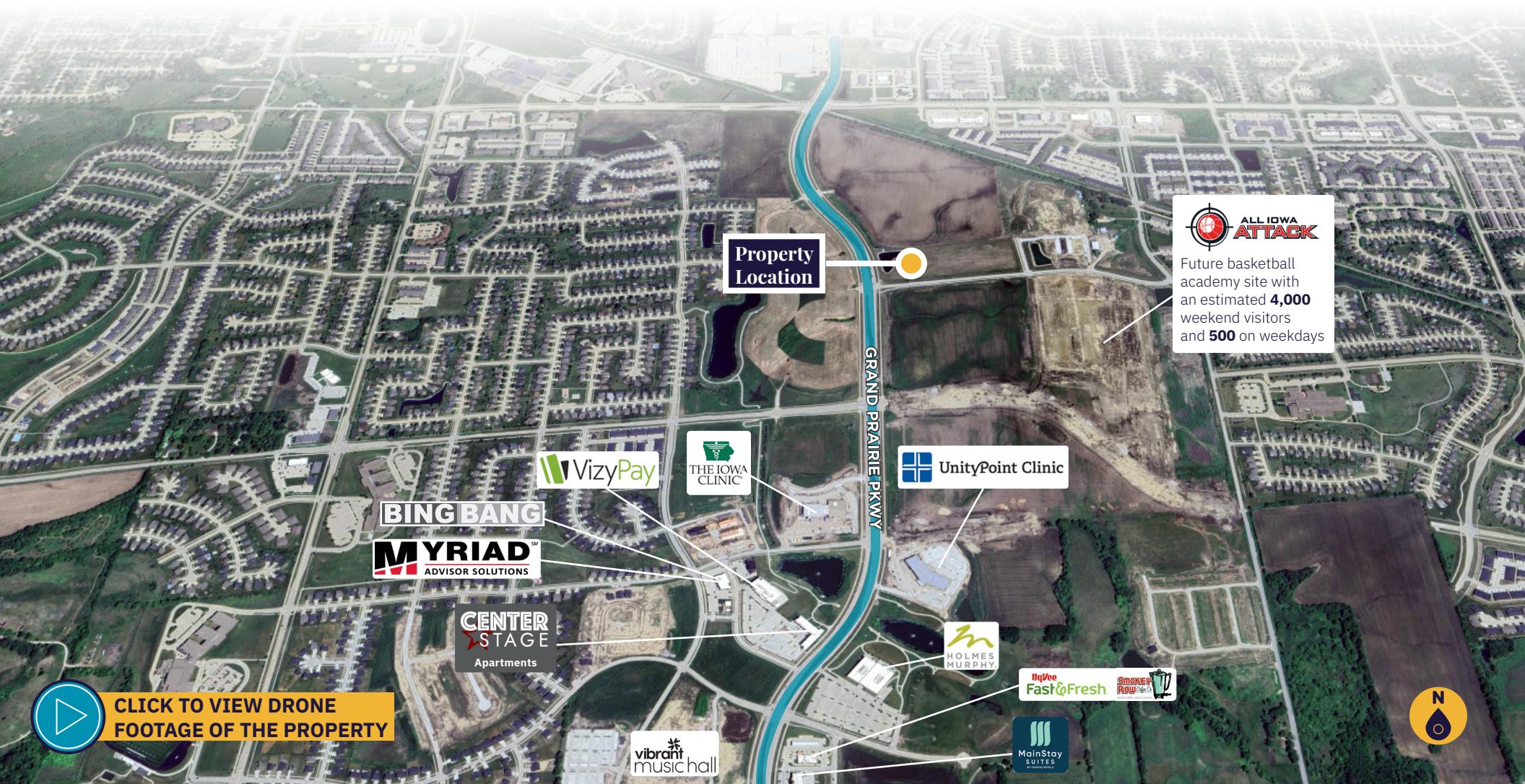


Property Specifics

1105 SE PLEASANT VIEW DRIVE, WAUKEE, IA

A Destination for Business, Dining, and Professional Services

Kettlestone Peak is Waukee's premier Class A retail and professional center, designed to attract a dynamic mix of retailers, restaurants, breweries, and professional service businesses. Positioned within the fast-growing Kettlestone Development, this highly visible and well-connected location is the ideal setting for businesses looking to thrive in a high-traffic, high-demand market.



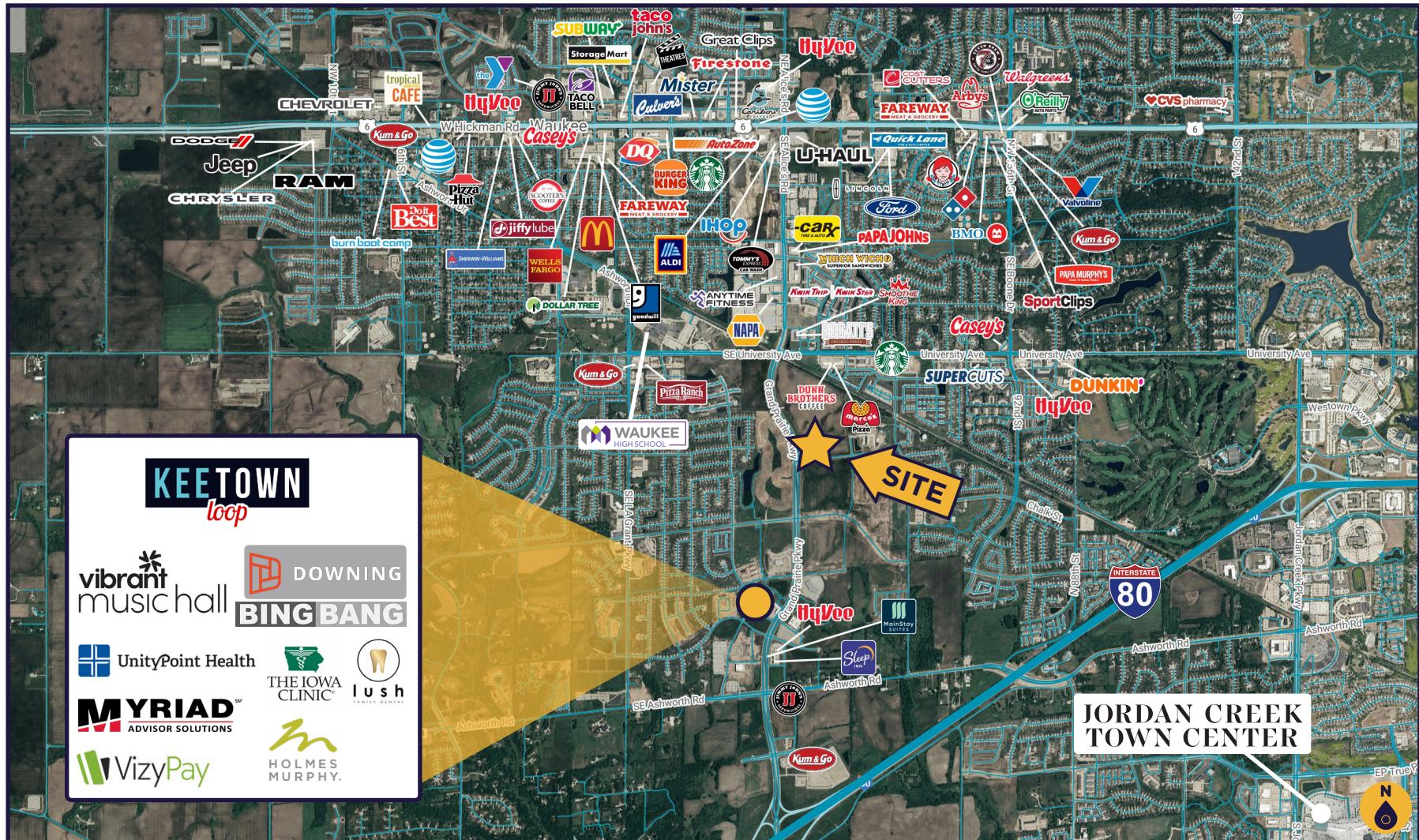
Lot Layout



WHY KETTLESTONE PEAK? *Unmatched Location & Accessibility*

- Easy access to I-80 & Grand Prairie Parkway, making it convenient for customers, employees, and clients.
- High-traffic area with strong visibility, benefiting from Waukee's explosive growth and increasing commercial demand.

Location



WHY KETTLESTONE PEAK?

High-Profile Anchors & Nearby Businesses

- Vibrant Music Hall – A regional entertainment venue drawing consistent visitors (just minutes away).
- Holmes Murphy Corporate Office – Bringing a strong daytime professional population to the area.
- UnityPoint Health & The Iowa Clinic – New, state-of-the-art medical facilities generating steady traffic from healthcare professionals and patients.
- Central Iowa All-Iowa Attack Facility – A major youth sports complex driving families and visitors to the area year-round.

Demographics

	Total Population	Daytime Population	Total Households	Average Household Income
				
1 Mile	12,231	9,001	4,836	\$114,775
3 Miles	66,239	63,481	25,378	\$142,102
5 Miles	114,440	124,211	44,969	\$147,032

Elevation Plan

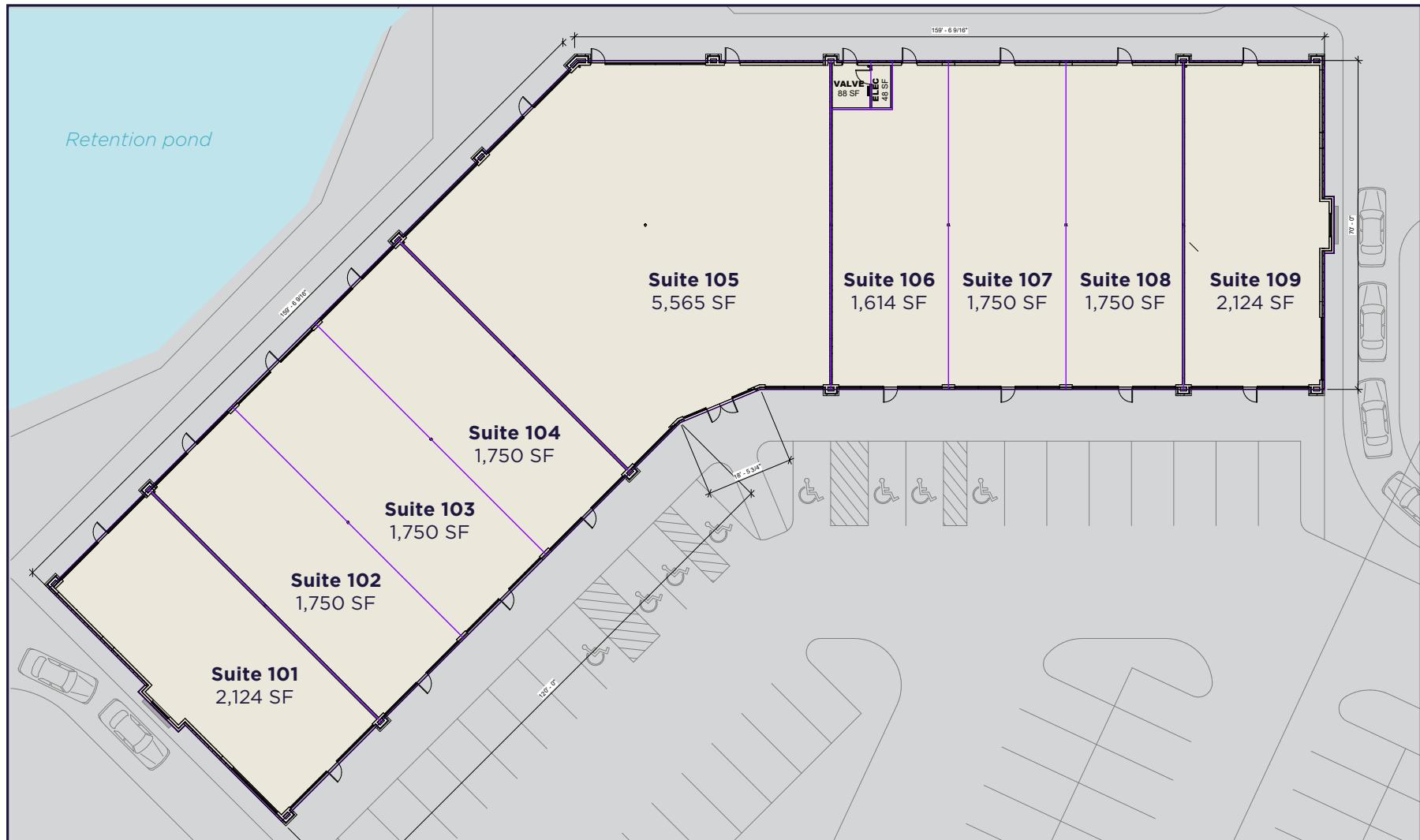


WHY KETTLESTONE PEAK?

Ideal Tenant Mix for Synergy & Growth

- Anchor restaurant or brewery opportunity – Prime space overlooking the pond and Grand Prairie Parkway, offering a premium patio and scenic dining experience.
- Retail space available – Perfect for boutiques, specialty shops, fitness concepts, and service-oriented businesses.
- Professional office & service groups – Ideal for medical, financial, real estate, and corporate users seeking a high-end, high-visibility location.

Proposed Suite Plan



WHY KETTLESTONE PEAK?

Class A Design & Quality Construction

Waukee, IA

The City of Waukee is recognized as the fastest-growing (large) city in Iowa and is located in Dallas County—the fourth fastest growing county in the U.S. Waukee offers a friendly, community-oriented vibe featuring quality schools, parks, trails, entertainment and enrichment opportunities. The City is also dedicated to economic development and business opportunities, including the expansion of both the mixed-use development Kettlestone and the highly traveled Hickman Road corridor.

POPULATION DETAILS

A Special Census completed in 2024 shows that Waukee is home to 31,823 people, a significant growth of more than 7,000 from the 2020 U.S. Census, which counted 23,940 residents. This makes Waukee the fast growing City in Iowa and one of the fastest growing communities in the U.S. As the City continues to invest in infrastructure and amenities, and the Waukee Community School District continues to attract people with its quality education and programs, growth in and around Waukee is expected to continue. City officials project that Waukee's population could reach 35,000 by the year 2030. The median resident age is 32.1, and Waukee's median household income is \$94,617.

WAUKEE DISTINCTIONS

Top 10 Fastest-Growing U.S. Suburbs, Realtor.com

Top 10 Safest Places in Iowa, Moveto.com

Top 50 Best Places to Live in America, "Money Magazine"

Best City in Iowa for Home Ownership, NerdWallet.com

Top 10 Best Towns for Families, "FamilyCircle"

Best Local Community to Live In, "Cityview"

Top 50 Best Suburbs in America, BusinessInsider.com

WAUKEE is a thriving community with a strong residential base, ensuring a steady flow of potential customers and clients.



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