



Commercial Land For Sale

Land Opportunity: Prime Commercial Sites Available in Norwalk

Highway 28 & Chatham Avenue

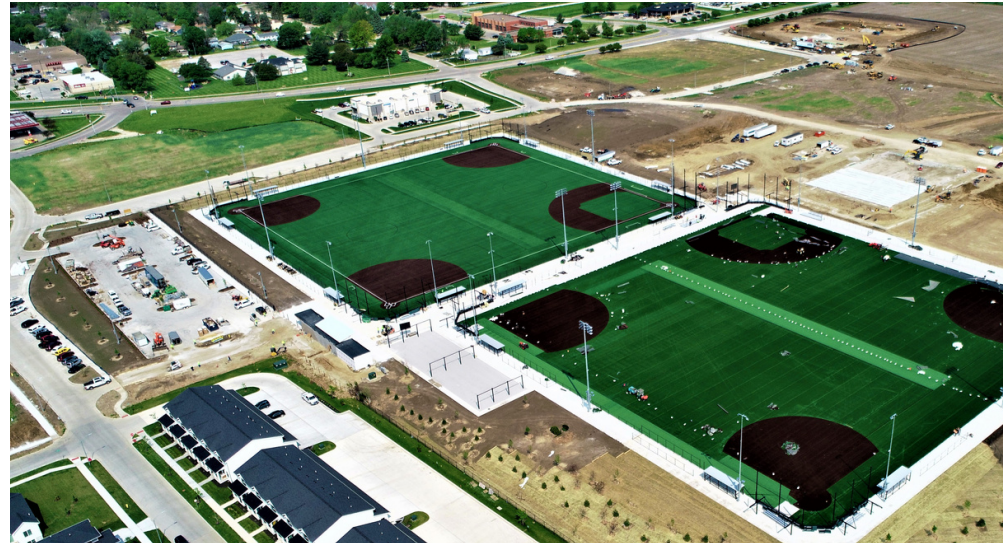
Norwalk, Iowa 50211



jll.com/des-moines

Property Overview & Demographics

Location	Highway 28 & Chatham Ave. Norwalk, Iowa
Land	± 1 - 18.64 ac
Sale price	Varies
Traffic counts	16,000+ VPD on Sunset Drive / Hwy 28



- Potential retail, office, medical, and/or commercial uses
- Medium and high-density residential land available
- Traffic count: 16,000 VPD
- Quick access to I-35 via Highway 5 extension
- Easy access to Downtown Des Moines
- Located in a fast growing retail corridor

	1 mile	3 miles	5 miles
Estimated population	6,073	13,632	46,036
Estimated households	2,221	5,062	18,199
Est. Average HH income	\$94,280	\$84,626	\$56,545



Hughes Century Crossing



Site plan



Norwalk, Iowa



↑
1 Mile
5

Kum & Go
McDonald's
SUBWAY

ECHO VALLEY
COUNTRY CLUB

LOFFREDO
FRESH FOODS

MEDICAP PHARMACY
ANYTIME FITNESS
Pizza Hut
CS BANK

CAPITAL CITY FRUIT
1949

THE LEGACY
GOLF CLUB

FAREWAY
TRU

ATHLETICO
SUPER CUTS
Edward Jones INVESTMENTS
SUBWAY

SITE
Hughes Century
CROSSING

taco john's

Casey's

DOLLAR GENERAL

28

Norwalk Central Development

Norwalk Central

Norwalk Central is a dynamic development that includes a 20+ acre sports campus attracting regional and national events. Additionally, it offers two national brand hotels, new dining and retail options, including the recently announced addition of Mulletts.

The ongoing development in Norwalk Central includes Hughes Century Crossing (retail and residential), Gregg Young Sports Campus, City State Bank Norwalk Fieldhouse for public recreation, a future amphitheater, and a 10ft bike trail from HWY 28 to E. 18th St.



Aerials & Renderings





**Contact broker for
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