

# Retail For Lease

## Clocktower Square

28<sup>th</sup> Street & University Avenue ~ West Des Moines, IA



### Up to 15,000 SF Available

- ◆ Major power center anchored by TJ Maxx, Office Max and two of the areas most successful dining establishments (Ohana Japanese Steakhouse & Waterfront Seafood).
- ◆ Convenient neighborhood center located in the heart of the most desirable West Des Moines market offering, in close proximity, a substantial daytime office population.

#### Demographic Facts:

	<u>3 Mile</u>	<u>5 Mile</u>
2009 Population	85,200	187,526
2009 Est. Median HH Income	\$67,354	\$66,259

**Schostak**  
BROTHERS & COMPANY

[www.schostak.com](http://www.schostak.com)

17800 Laurel Park Drive, Suite 200C

Livonia, Michigan 48152

(248) 262-1000

For More Information Contact:

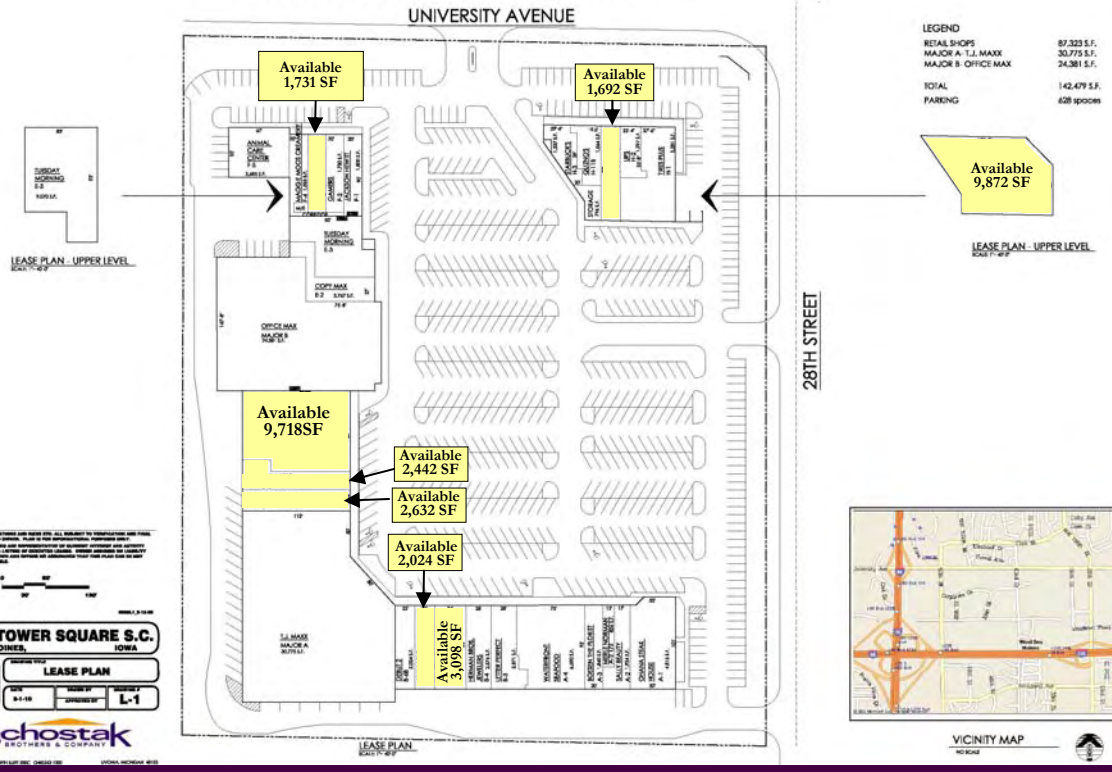
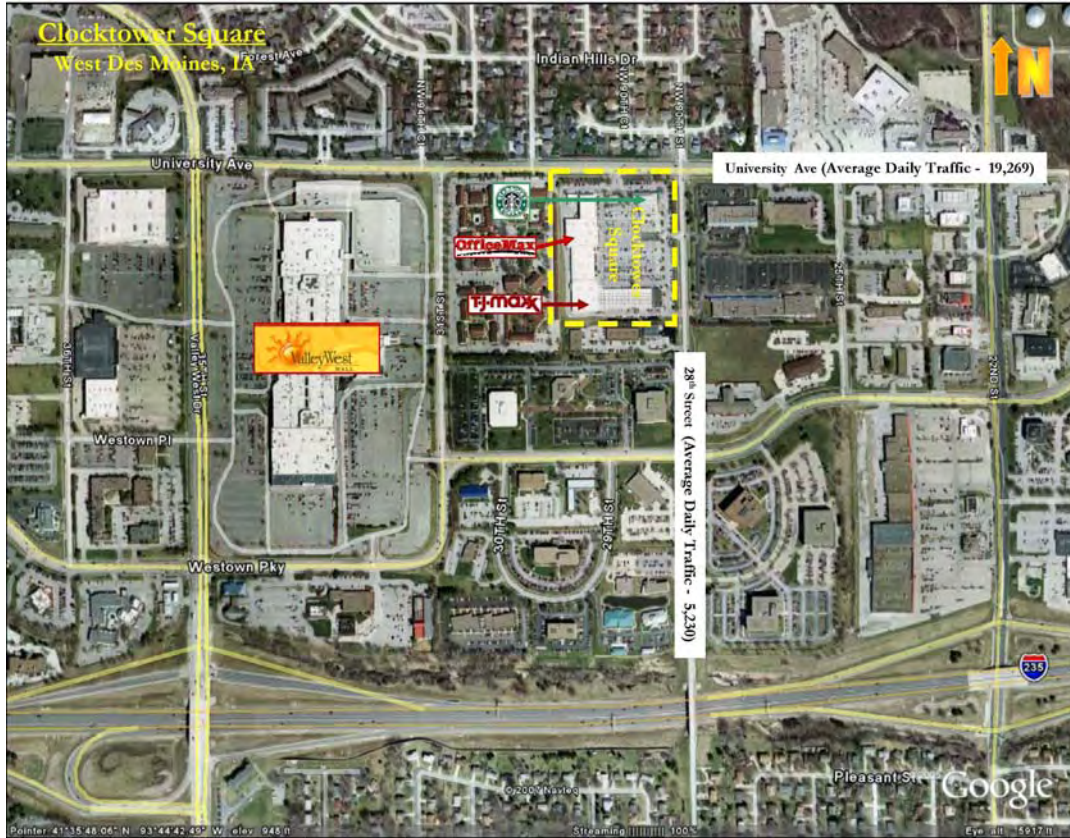
**Lars Anderson**

**(248) 357-6242**

# Retail For Lease

## Clocktower Square

28th Street & University Avenue ~ West Des Moines, IA



**CLOCKTOWER SQUARE S.C.**  
WEST DES MOINES, IOWA

**LEASE PLAN**

DATE: 04-18-10  
REVISION: 01  
DRAWN BY: L-1

**Schostak**  
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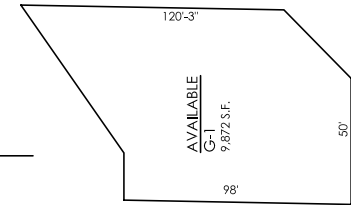


# CLOCKTOWER SQUARE SHOPPING CENTER

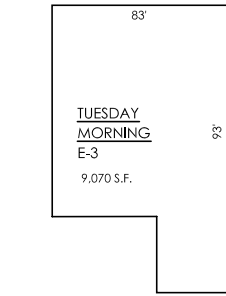
UNIVERSITY AVENUE

## LEGEND

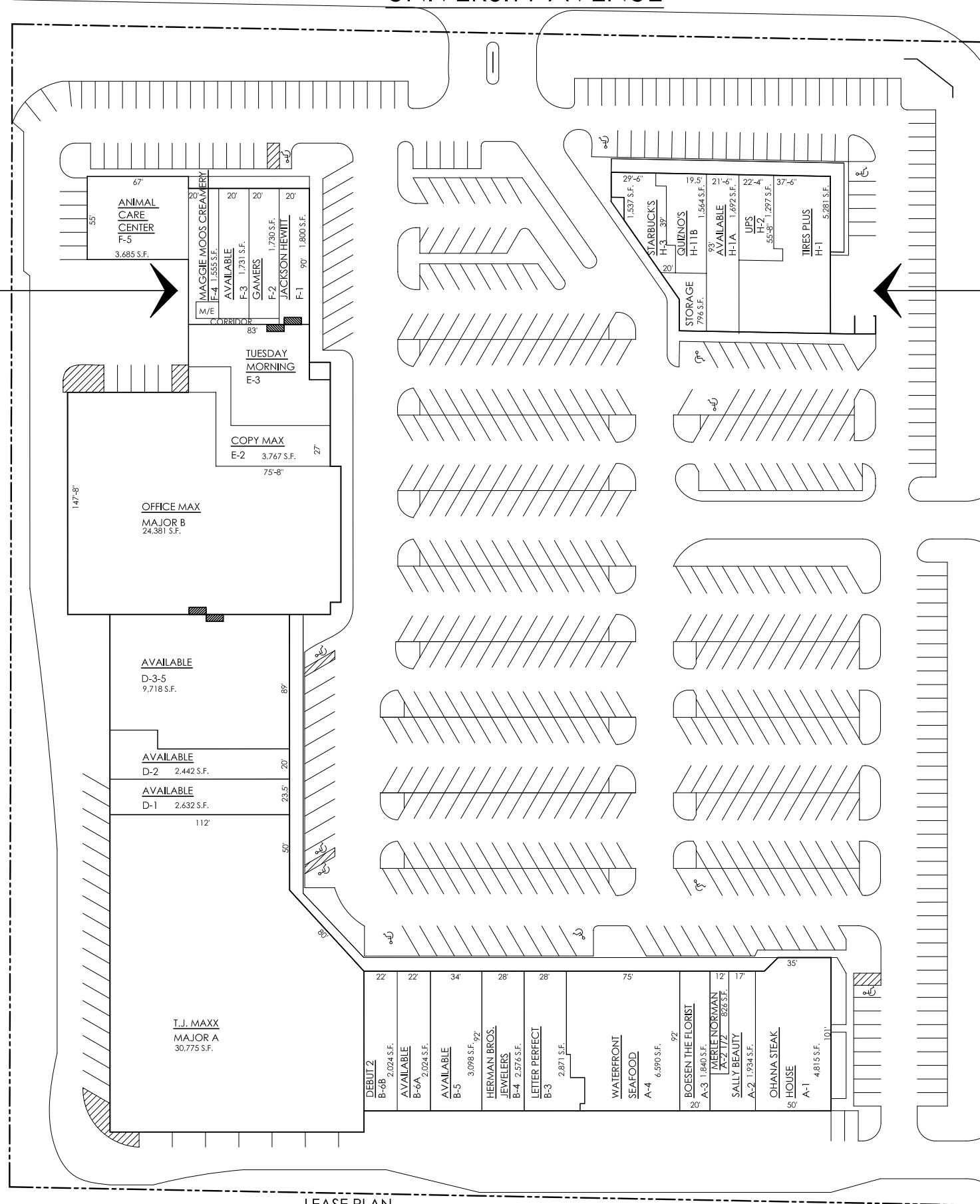
RETAIL SHOPS	87,323 S.F.
MAJOR A- T.J. MAXX	30,775 S.F.
MAJOR B- OFFICE MAX	24,381 S.F.
<b>TOTAL</b>	<b>142,479 S.F.</b>
PARKING	628 spaces



LEASE PLAN - UPPER LEVEL  
SCALE: 1"=40'-0"



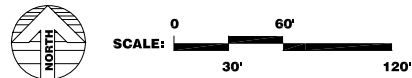
LEASE PLAN - UPPER LEVEL  
SCALE: 1"=40'-0"



LEASE PLAN  
SCALE: 1"=40'-0"

28TH STREET

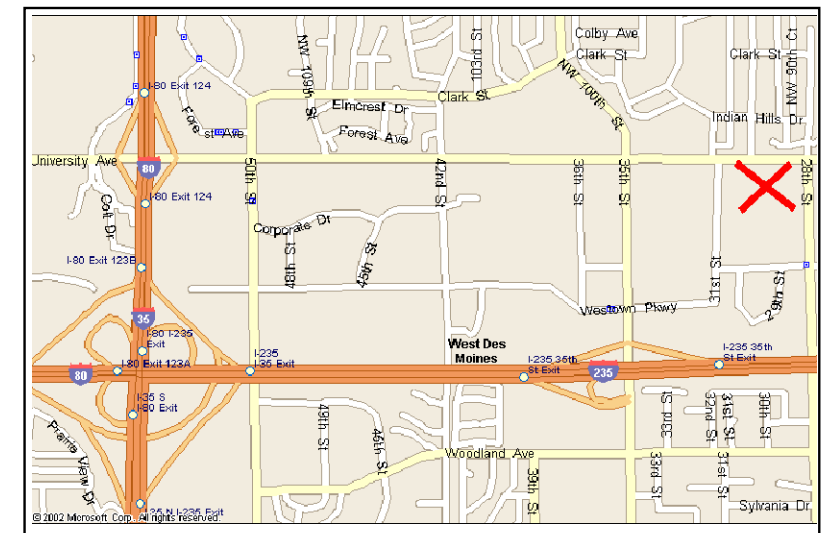
**NOTE:**  
LAYOUT, DIMENSIONS, LOCATIONS AND SIZES ETC. ALL SUBJECT TO VERIFICATION AND FINAL REVIEW OF ARCHITECT AND OWNER. PLAN IS FOR INFORMATIONAL PURPOSES ONLY.  
PROSPECTIVE TENANT NAMES ARE REPRESENTATIVE OF CURRENT INTEREST AND ACTIVITY AND DO NOT CONSTITUTE A LISTING OF EXECUTED LEASES. OWNER ASSUMES NO LIABILITY FOR THE INFORMATION SHOWN AND OFFERS NO ASSURANCE THAT THIS PLAN CAN BE MET OR IS OTHERWISE ATTAINABLE.



3900L1\_9-12-05

**PROJECT**  
**CLOCKTOWER SQUARE S.C.**  
WEST DES MOINES, IOWA

REVISIONS	DRAWING TITLE	
	<b>LEASE PLAN</b>	
DATE	DRAWN BY	DRAWING #
3-1-10	APPROVED BY	<b>L-1</b>



VICINITY MAP  
NO SCALE



**Clocktower Square**  
West Des Moines, IA



University Ave

University Ave (Average Daily Traffic - 19,269)



Clocktower Square



28th Street (Average Daily Traffic - 5,230)

Westown Pl

Westown Pky



Pleasant St





**Date:** 05/05/10

**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: 28TH ST & UNIVERSITY AVE, W DES MOINES, IA 50266

**Your title for this geography:** Clocktower

**Lat:** 41.600390 **Long:** -93.742330  
**City:** West Des Moines **Pop:** 55,840  
**County:** Polk County **Pop:** 431,720  
**Zip:** 50266 **Pop:** 23,028

## Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Population: 2009</b>			
Total Population	10,517	86,689	189,512
Male Population	49.4%	48.2%	48.0%
Female Population	50.7%	51.8%	52.0%
Median Age	37.4	37.6	36.2
Population Density (per sq. mi.)	3,347.6	3,066.0	2,412.9
Employees	16,662	74,502	134,002
Establishments	989	5,264	8,892
<b>Income: 2009</b>			
Median HH Income	\$64,828	\$68,200	\$66,828
Per Capita Income	\$32,669	\$34,604	\$34,466
Average HH Income	\$78,272	\$82,592	\$83,355
<b>Households: 2009</b>			
Total Households	4,375	36,220	76,874
Average Household Size	2.40	2.38	2.42
Household Growth 1990 - 2000	6.5%	18.3%	21.1%
<b>Housing: 2009</b>			
Owner Occupied Housing Units	52.7%	64.5%	64.6%
Renter Occupied Housing Units	37.7%	25.6%	25.0%
Vacant Housing Units	9.6%	9.9%	10.4%
<b>Race: 2009</b>			
White	80.8%	87.4%	86.2%
Black	3.5%	2.9%	4.2%
American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian	4.6%	3.5%	3.5%
Hawaiian or Pacific Islander	0.1%	0.1%	0.1%

Other	6.8%	2.6%	2.5%
Multirace	4.1%	3.2%	3.3%
<b>Ethnicity: 2009</b>			
Hispanic	10.9%	5.1%	4.7%
Non-Hispanic	89.1%	94.9%	95.3%

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Current year data is for the year **2009**, 5 year projected data is for the year **2014**. More About Our Data.  
Demographic data © 2009 by Experian/Applied Geographic Solutions.

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