

# 7001 WESTOWN PARKWAY

## RETAIL SPACE



**West Des Moines, Iowa 50266**

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states  
WB Realty is a licensed real estate broker in Iowa.







This expansive retail space spans a total of 33,251 square feet, boasting a versatile layout. Highlights include a spacious 2,027 square foot commercial kitchen, a generous seating area accommodating up to 400 guests, and the possibility for additional retail space with dedicated storefront entrances. Ideal for businesses seeking a dynamic and adaptable environment to cater to diverse customer needs.







High visibility, convenient  
accessibility, and a target market  
that aligns with the your business's  
customer base.



RETAIL SPACE

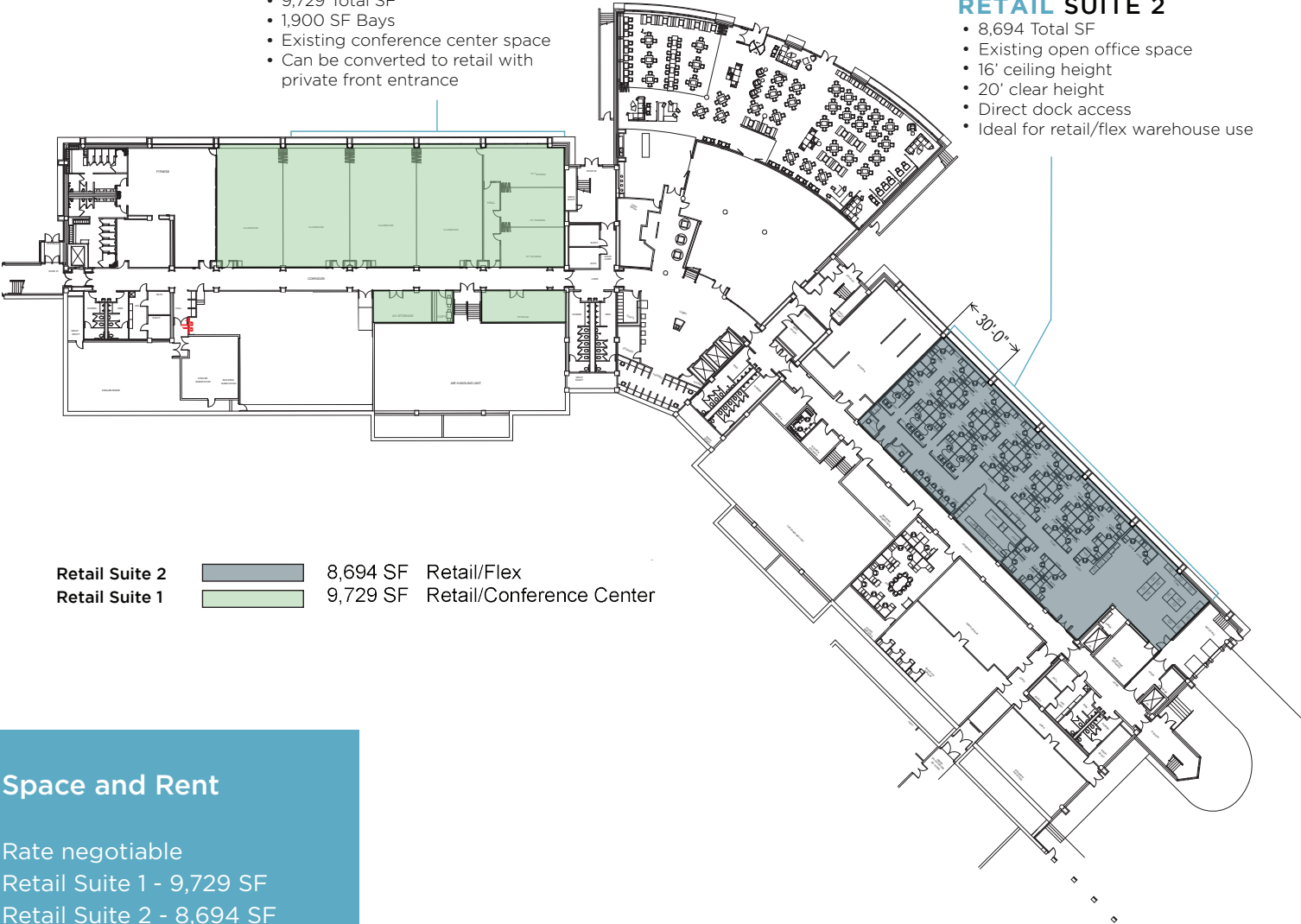
Level 1

RETAIL SUITE 1

- 9,729 Total SF
- 1,900 SF Bays
- Existing conference center space
- Can be converted to retail with private front entrance

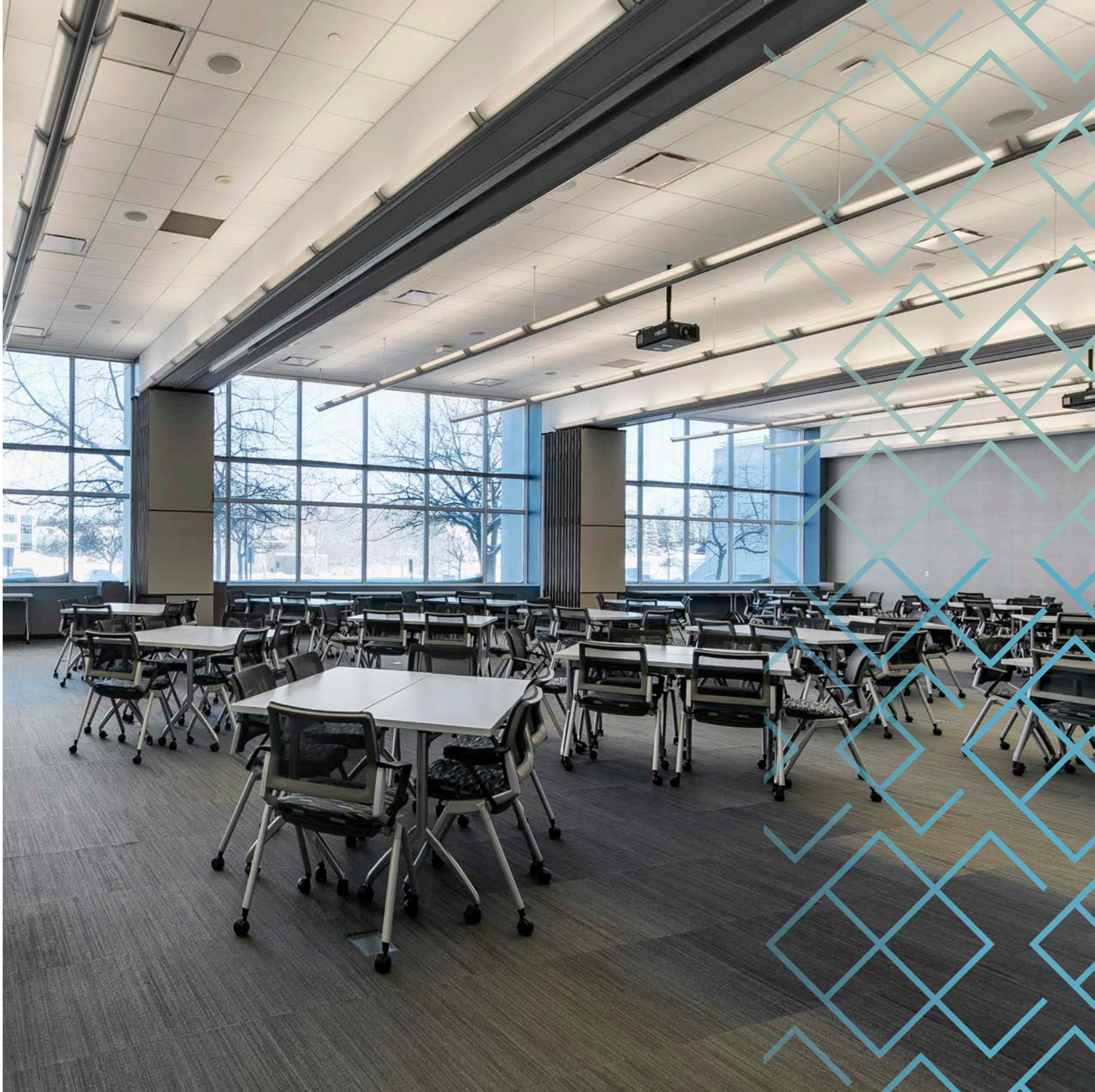
RETAIL SUITE 2

- 8,694 Total SF
- Existing open office space
- 16' ceiling height
- 20' clear height
- Direct dock access
- Ideal for retail/flex warehouse use



Space and Rent

Rate negotiable  
Retail Suite 1 - 9,729 SF  
Retail Suite 2 - 8,694 SF

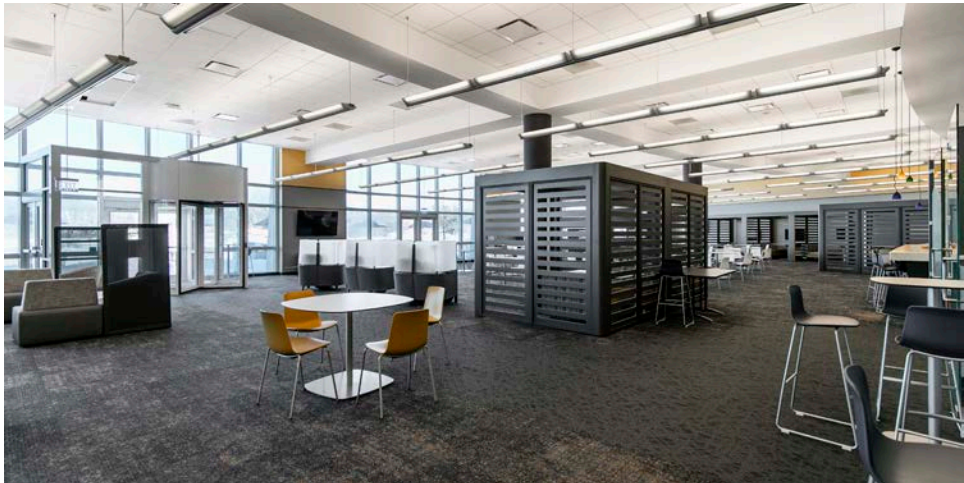
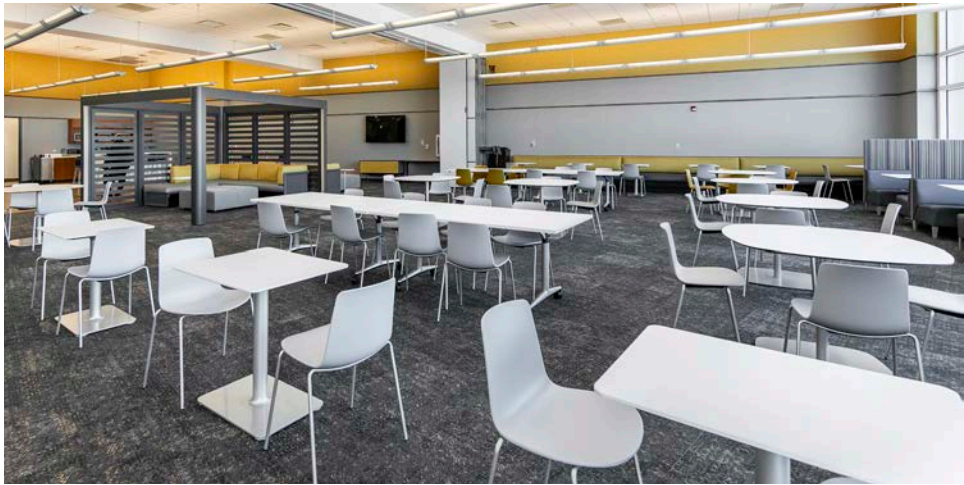




RESTAURANT SPACE

14,828 Total SF  
5,266 SF Event Space/Light Restaurant  
7,216 SF Restaurant  
2,027 SF Caterer's Kitchen  
319 SF Kitchen Office & Storage

	5,266 SF	Event Space / Light Restaurant
	1,519 SF	Private Room - Included Above
	7,216 SF	Restaurant
	2,027 SF	Caterer's Kitchen
	319 SF	Kitchen Office and Storage
	14,828 SF	Total







AERIAL MAP

	1 miles	3 miles	5 miles
2024 Estimated Population	5,714	73,413	161,069
2024 Estimated Households	2,451	30,014	65,910

Age

Years	1 miles	3 miles	5 miles
0 to 9	306	5,114	10,663
10 to 14	442	5,628	11,770
15 to 24	756	9,574	19,815
25 to 34	576	9,529	21,035
35 to 49	1,175	16,966	36,165
50 to 64	1,286	12,086	27,315
65 to 74	538	5,619	13,872
75+	193	2,460	6,441

Household Income

	1 miles	3 miles	5 miles
Average	\$158,359	\$129,203	\$123,380
Median	\$109,108	\$95,161	\$88,586
Per Capita	\$64,563	\$52,828	\$50,474



# 7001 WESTOWN PARKWAY



**BRITTANY FREUND**

+1 515 346 1424

[brittany@wbrealty.com](mailto:brittany@wbrealty.com)

**JUSTIN LOSSNER, CCIM, SIOR**

+1 515 371 0846

[justin.lossner@jll.com](mailto:justin.lossner@jll.com)

**AARON HYDE**

+1 515 953 8834

[aaron.hyde@jll.com](mailto:aaron.hyde@jll.com)

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.