



Commercial Land For Sale

Land Opportunity: Prime Commercial Sites Available in Norwalk

Highway 28 & Chatham Avenue

Norwalk, Iowa 50211

Property Overview & Demographics

Location	Highway 28 & Chatham Ave. Norwalk, Iowa
Land	± 1 - 6.21 ac
Sale price	Varies
Traffic counts	16,700+ VPD on Sunset Drive / Hwy 28



- Potential retail, office, medical, and/or commercial uses
- Medium and high-density residential land available
- Traffic count: 16,700 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	8,600	17,396	48,658
Estimated households	3,232	6,510	19,002
Est. Average HH income	\$116,699	\$109,855	\$91,652

Norwalk Central



Site plan





↑
1 Mile



28

28

SUNSET DR

SITE

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
additional information**

Jones Lang LaSalle Americas, Inc.

Aaron Hyde

Senior Vice President

aaron.hyde@jll.com

+1 515 953 8834

Nick Anderson

Associate

nicholas.anderson@jll.com

+1 515 729 6015

Justin Lossner, CCIM, SIOR

Senior Managing Director

justin.lossner@jll.com

+1 515 371 0846

The information contained herein has been given to us by the owner of the property of other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lan LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.