

# Village at West Burlington

300 E. Agency Rd.  
West Burlington, IA 52655  
Des Moines County



## key features

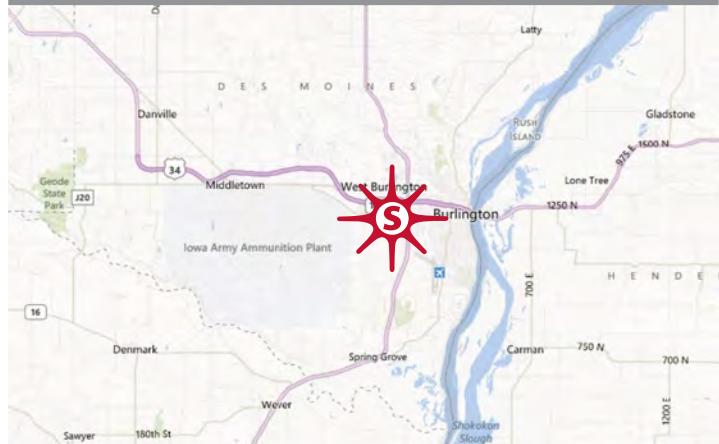
- Kohl's-anchored retail center and outlots for development
- central location on primary retail corridor for 11-county regional market
- excellent visibility from U.S. 34
- daily traffic counts: 13,500 on U.S. 34 and 10,000 on Agency Road

## demographics

	1 mile	3 miles	5 miles
population	3,299	24,412	30,679
households	1,511	10,717	13,553
avg. household income	\$65,418	\$77,960	\$84,004
daytime population	8,297	26,083	29,781

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

retail development up to 25,000 sf  
outlots ±0.88-1.5 ac



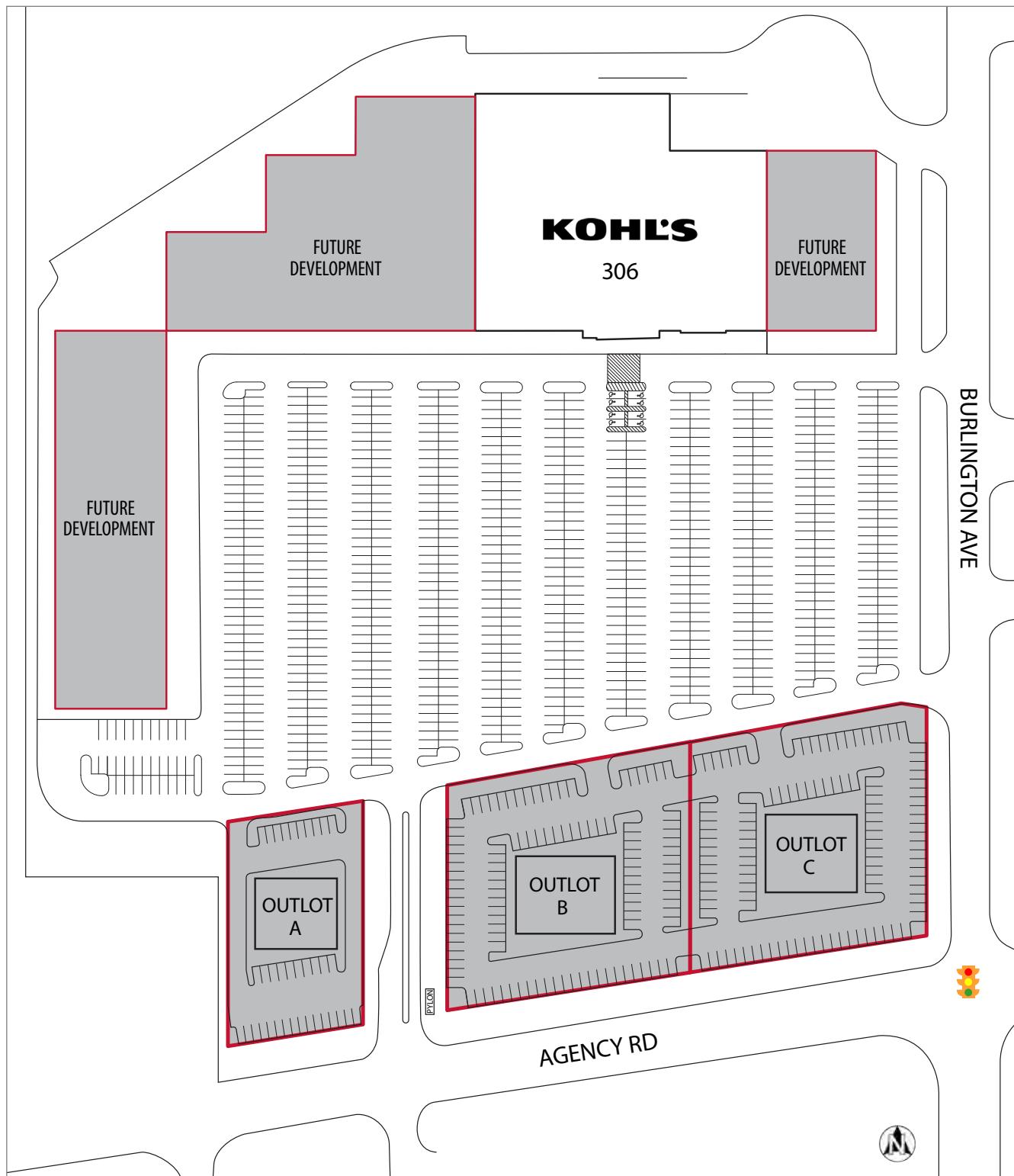
Thomas Siffermann 317.524.7819 [tsiffermann@sandordev.com](mailto:tsiffermann@sandordev.com)

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

[www.sandordev.com](http://www.sandordev.com)  
**sandor**

# Village at West Burlington

300 E. Agency Rd.  
West Burlington, IA 52655  
Des Moines County



Thomas Siffermann 317.524.7819 [tsiffermann@sandordev.com](mailto:tsiffermann@sandordev.com)

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

[www.sandordev.com](http://www.sandordev.com)  
**sandor**