

# 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

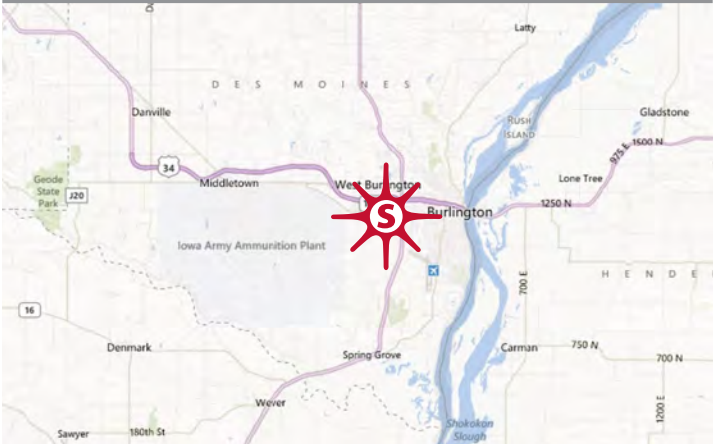
2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

retail development

outlots

up to 25,000 sf

±0.88–1.5 ac



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