

Village at West Burlington

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



key features

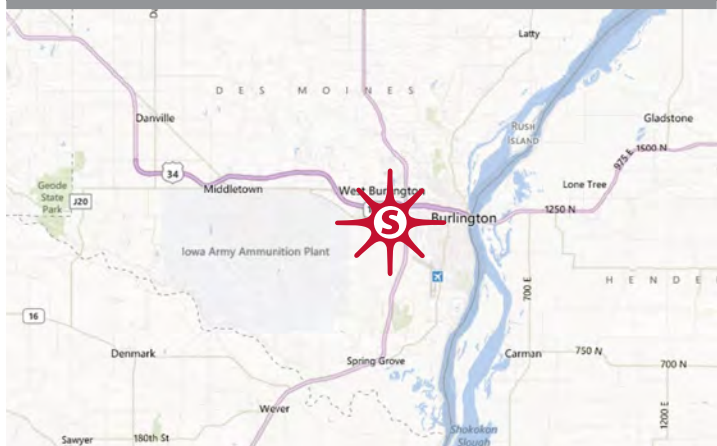
- Kohl's-anchored retail center and outlots for development
- central location on primary retail corridor for 11-county regional market
- excellent visibility from U.S. 34
- daily traffic counts: 13,400 on U.S. 34 and 10,900 on Agency Road

demographics

	1 mile	3 miles	5 miles
population	3,315	24,481	30,437
households	1,529	10,835	13,558
avg. household income	\$82,573	\$87,836	\$95,315
daytime population	7,522	26,584	30,217

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

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



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