

# 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: 13,100 on U.S. 34 and 10,000 on Agency Road

## demographics

|                       | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| population            | 3,218    | 24,112   | 30,342   |
| households            | 1,471    | 10,720   | 13,476   |
| avg. household income | \$82,001 | \$83,682 | \$91,532 |
| daytime population    | 7,583    | 25,865   | 29,690   |

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography



**retail development** up to 25,000 sf

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

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

www.sandordev.com  
**sandor**

# Village at West Burlington

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

