RETAIL/OFFICE SPACE FOR LEASE

FOR LEASE

5235 Buffalo Ridge Drive NE, Cedar Rapids, Iowa

Edgewood Town Centre (ETC) development features a high-end multi-tenant building located at the lighted intersection of Edgewood Road NE, off Blairs Ferry Road with easy access to I-380 and Highway 100/Collins Road extension. This first-generation suite occupies a prestigious position between two well-known businesses, X-Golf and RE/MAX. Perfect for a variety of businesses including restaurant, chiropractor, salon/spa, medical clinic, business office, or retail shop. Anchored by a 200,000 SF Fleet Farm store and gas station, ETC benefits from its location in the northeast quadrant of Cedar Rapids having the highest household income in the metro area, characterized as a rapidly expanding residential and commercial sub-market.

REALTOR®

For more information on this property contact one of our listing agents:

Craig Byers, CCIM
319-360-7017

Jason Rogers, BROKER
319-361-3958

Austin Geasland, AGENT
319-893-3279

1950 Boyson Road
Hiawatha, Iowa 52233
319-294-3339

Q4realestate.com

REAL ESTATE
An Ahmann Company

DETAILS

5235 Buffalo Ridge Drive NE, Cedar Rapids, Iowa

DETAILS

Total Building Size:	15,515 SF
Suite 110 Available:	1,553 SF
Lease Rate:	$12.95 PSF NNN
Est. Pass Throughs:	$8.24 PSF
Other Information:	Base rate subject to annual increases

LOCATION

Located off Edgewood Road NE and Blairs Ferry Road with easy access to I-380 and Highway 100/Collins Road extension

Anchored by a 200,000 SF Fleet Farm store and gas mart located along Edgewood Road NE

TRAFFIC COUNT

Traffic counts exceed 35,000 vehicles daily on Edgewood Road NE

SURROUNDING BUSINESS

Fleet Farm and Gas Mart, Hy-Vee Grocery, and Mister Car Wash, (see map on next page for more)

ADDITIONAL INFORMATION

Edgewood Town Centre (ETC) is located on the corner of the new Highway 100/Collins Road extension and Edgewood Road NE with high visibility and easy access to heavily trafficked roads. Anchored by Fleet Farm, this development will be a leading contender for local, regional and national companies looking to locate in the Cedar Rapids Market.

ETC benefits from a high daytime population, a large number of households and traffic counts in excess of 35,300.

Cedar Rapids is the 2nd largest city in Iowa and is located in Linn County. It boasts several large company headquarters including Collins Aerospace, CRST, United Fire Group, and TransAmerica. Due to low unemployment, affordable housing and a strong job growth, Cedar Rapids is one of the healthiest economies in the country. Cedar Rapids job growth has increased by 2.6% in the past 10 years. Future job growth is predicted at 25.1%.

Census:	1 mile	3 mile	5 mile
Population	6,228	38,541	117,852
Households	2,549	16,902	50,083
Avg. Family Size	2.43	2.30	2.32
Median Age	42.4	39.4	38.2
Income:			
Median HH Income	$87,390	$79,265	$73,084
Median Net Worth	$372,815	$266,487	$210,553
Education:			
Some College	29.9%	30.7%	32.4%
Bachelor's Degree	33.5%	30.3%	27.0%
Graduate/Prof Degree	12.4%	14.2%	12.7%
Employment:			
White Collar	67.7%	66.3%	63.4%
Blue Collar	17.9%	19.7%	22.1%
Services	14.3%	13.9%	14.5%

SURROUNDING BUSINESSES