

RETAIL SPACE FOR LEASE

2,842-5,685 SF AVAILABLE

916 16TH ST NE STE 100
CEDAR RAPIDS, IOWA 52402



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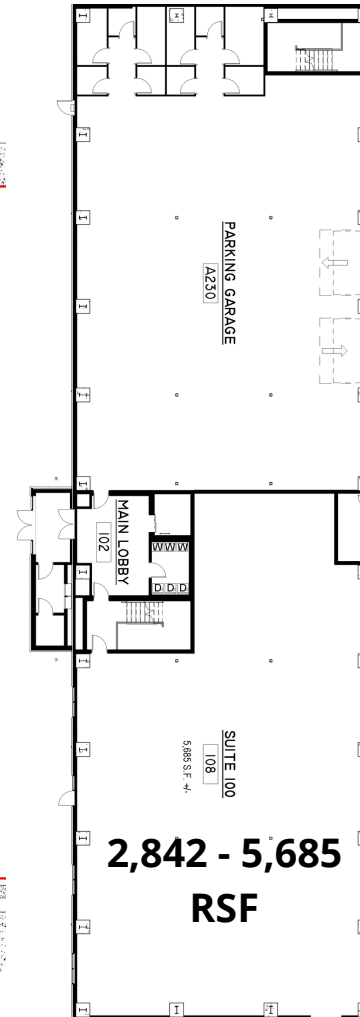
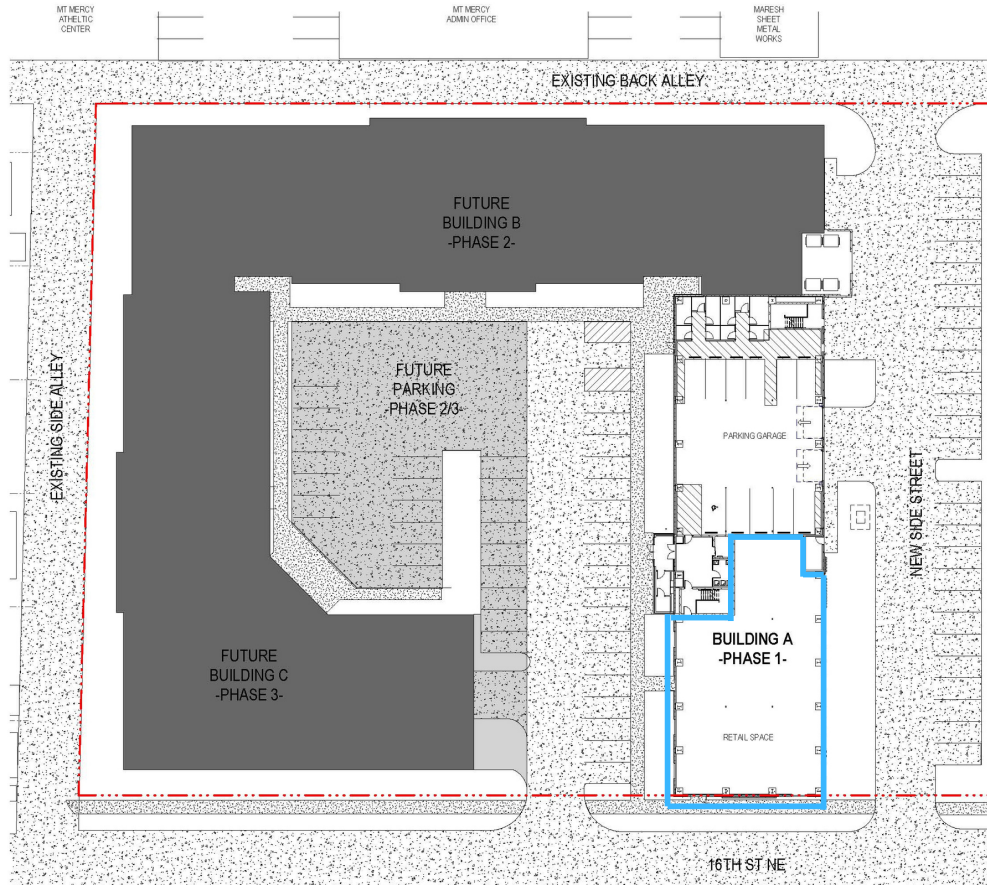
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REAL ESTATE

SITE PLAN



PREMISES

\$4.95 PSF NNN

Base Rate subject to annual increases

Pass-Throughs Est. @ \$5.25 PSF

2,842-5,685 SF Available

SITE HIGHLIGHTS

- Zoning: T-MC
- Brand new shell space
- New construction built in 2022
- Compatible with office, retail, and service-based businesses

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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	13,157	74,061	154,874
Households	5,458	32,906	66,198
Median HH Income	\$55,406	\$62,602	\$70,234
Median Net Worth	\$90,490	\$150,593	\$192,072

LOCATION HIGHLIGHTS

- The Hub is conveniently located in a bustling neighborhood with a variety of dining options, grocery stores, and other service-based tenants.
- In the heart of the Mount Mercy University and Coe College District.
- Easy access to I-380 / Highway 27.
- Along with commercial suites, the development will offer 186 market rate apartment units for rent.

SURROUNDING BUSINESSES

Mount Mercy University, Rinderknecht Athletic Center, Coe College, JW Bell Aggregate Processing Specialist, Dairy Queen, Knights of Columbus, Moco Game Room & Hot Dog Bar, Treehouse Private Brands, Tic Toc Grill, Home Port, Vetter Parks Lumber Company, 5 Star Elements, Janda Motor Services, Shores Event Center, J.M. O'Malleys, Studio 17, Flora Skin Therapy, Hawkeye Fire & Safety, Home Appliance Center, and so much more.

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