3500 DALTON WAY SW, SUITE 500

CEDAR RAPIDS, IA 52404



FOR LEASE

10,000 - 20,000 SF AVAILABLE

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CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

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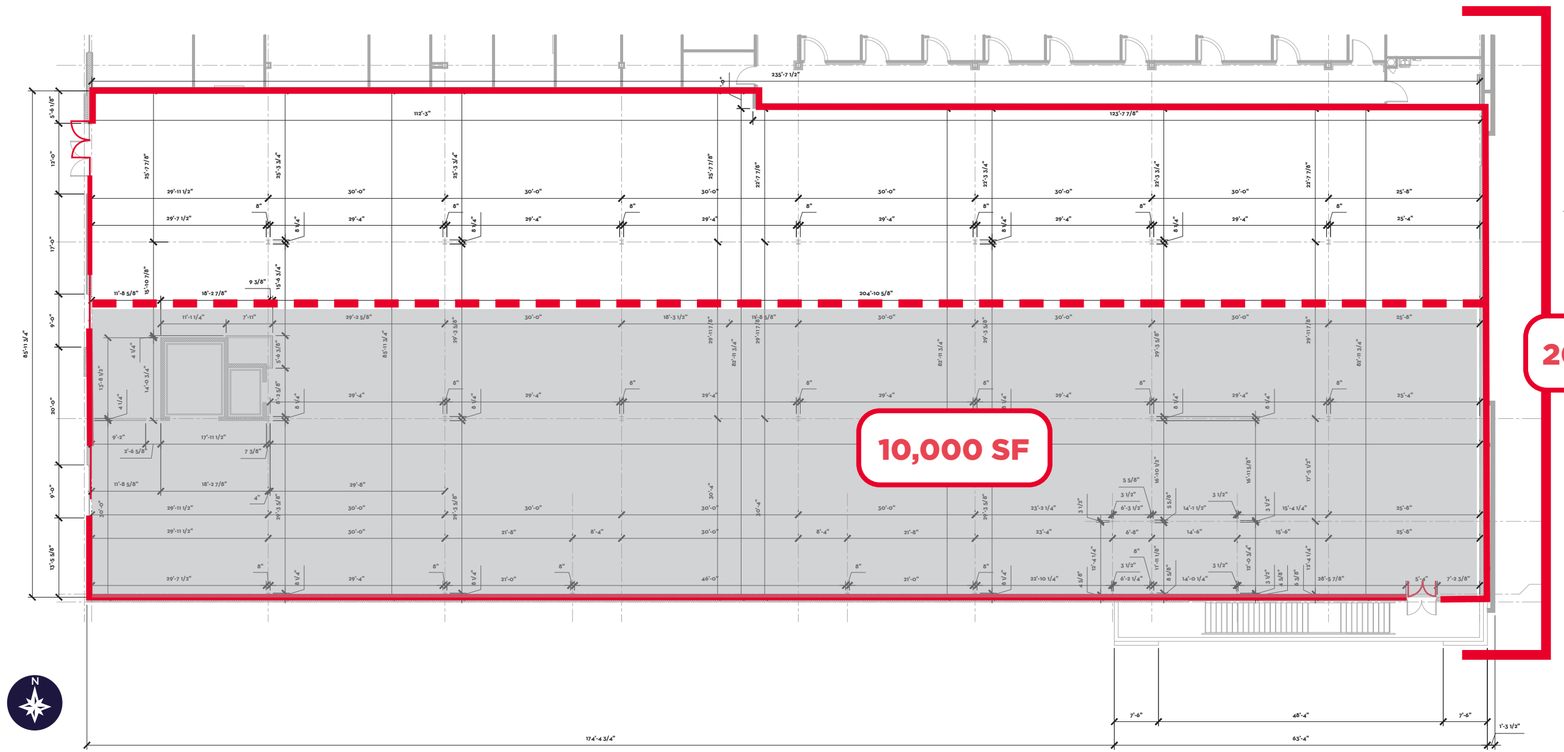
PROPERTY HIGHLIGHTS

10,000-20,000 SF AVAILABLE
$5.00 PSF NNN
EST. OPEX: $6.25
TI*: NEGOTIABLE*

- 10,000-20,000 SF of retail space for lease adjacent to VA Clinic
- Space is vanilla shell condition and can be demised into two 10,000 SF suites
- Landlord is willing to provide TI's
- Ample parking and signage is available on-site
- Great location for an assortment of tenants for various uses
- Adjacent to many national retailers including Ross Dress for Less, Michaels. Ulta, 5 Below, PetSmart, Burlington, JCPenney and more
- The area sees high traffic counts on Edgewood Rd & Bus Hwy 151
- In close proximity to Hwy 30 and I-380

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FLOOR PLAN



CONCEPTUAL FLOOR PLAN 10,000-20,000 SF AVAILABLE

SUITE	SF	STATUS
500	10,000-20,000 SF	AVAILABLE

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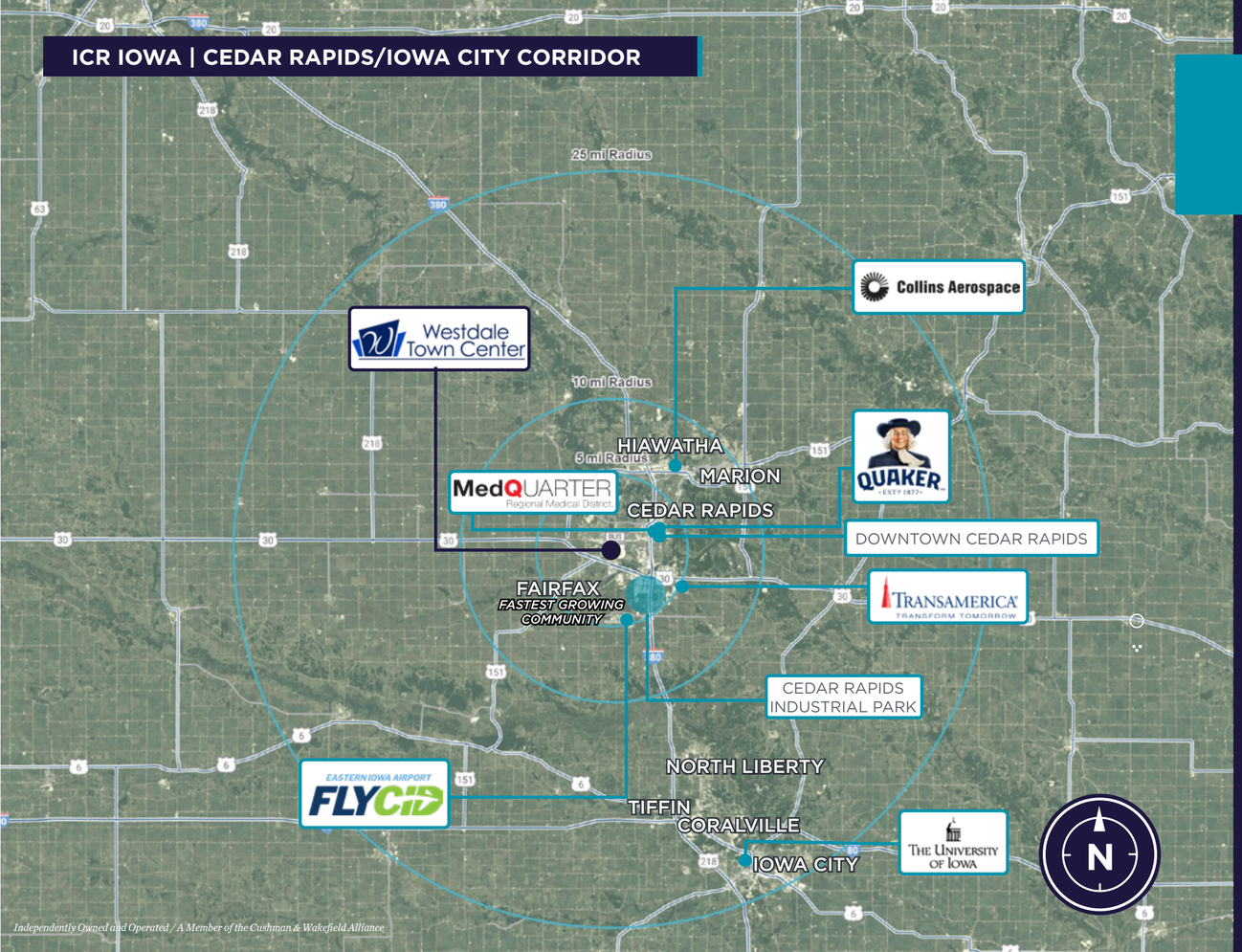
Westdale Town Center

- Multiple nationally recognizable tenants - JCPenney, Ross Dress for Less, PetSmart, and Burlington
- High vehicle counts throughout the center
- Value-add potential with multiple lots available for development

SHOP - WORK - LIVE - PLAY

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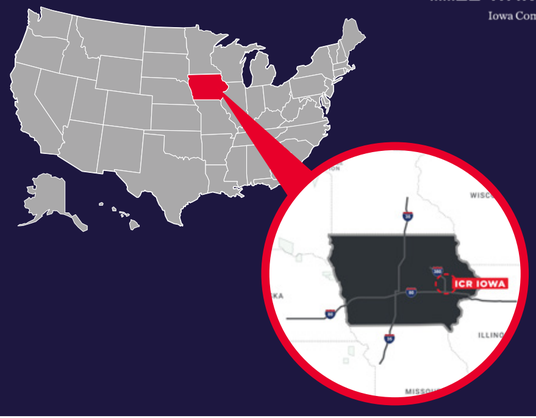
ICR IOWA | CEDAR RAPIDS/IOWA CITY CORRIDOR



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WESTDALE TOWN CENTER is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.

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729,401
WORKFORCE POPULATION

487,106
POPULATION

36,816,284
300 MILE POPULATION

95%
EDUCATIONAL ATTAINMENT

8.9%
EMPLOYMENT GROWTH RATE

36
MEDIAN AGE

	1 MILE	3 MILES	5 MILES
Est. Population	8,429	55,000	97,680
Daytime Population	8,073	38,661	87,210
Labor Population	6,621	44,038	78,534
White Collar Workers	57.8%	56.2%	59.7%
Blue Collar Workers	42.2%	43.8%	40.3%
Est. Households	3,709	23,468	41,432
Est. Average HH Income	$81,200	$91,390	$99,311
Average HH Size	2.2	2.3	2.3
Median Age	35	38	37
Total Annual HH Expenditure	$223.69M	$1.5B	$2.89B
Total Annual Retail Expenditure	$106.01M	$731.13M	$1.36B
Monthly HH Expenditure	$5,026	$5,489	$5,803

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