3998 WESTDALE PKWY, SUITE 600

CEDAR RAPIDS, IA 52404



FOR LEASE

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CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

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PROPERTY HIGHLIGHTS

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SUITE 600: 1,760 SF
$9.95 PSF NNN
OPEX: $7.20/SF
TI: NEGOTIABLE

- **SUITE 600 | Shell Space**
  - Ready for build out
- Exterior building signage opportunities
- Within the Westdale Town Center development with many national retailers - JC Penney, Ross Dress for Less, Michaels, PetSmart, Burlington, 5 Below, Ulta, and many more
- Short drive to the busy Highway 30 and Interstate 380
- Co-tenants include: GDMS Beauty, Escapology, Select Physical Therapy, and Frew Development

FLOOR PLAN



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SUITE	SF	STATUS
100	2,065 SF	LEASED
200	1,520 SF	LEASED
300	2,063 SF	LEASED
400	3,000 SF	LEASED
500	3,500 SF	LEASED
600	1,760 SF	AVAILABLE

CO-TENANTS

GDMS Beauty

ESCAPOLOGY The live escape game

Select PHYSICAL THERAPY

Westdale Town Center

FREW DEVELOPMENT GROUP

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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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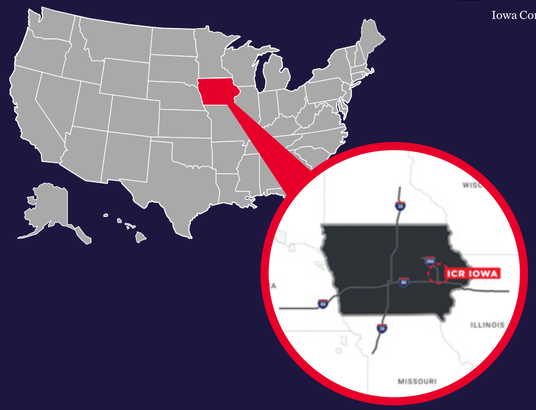
ICR IOWA | CEDAR RAPIDS/IOWA CITY CORRIDOR



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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.



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 MILE	5 MILE
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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