

**1115 BLAIRS FERRY RD NE SUITE 100**  
**CEDAR RAPIDS, IA 52402**

**HUNTER**  
Companies

**CUSHMAN &  
WAKEFIELD**  
Iowa Commercial Advisors

PRETZELMAKER

TANNING BAR

1115

YOUR BRONZING HEADQUARTERS

**AVAILABLE**

**2,100 SF AVAILABLE**

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**CHLOE MARZEN**  
Business Analyst

**OLIVIA CHRISTIANSON**  
Marketing Specialist

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

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**CEDAR RAPIDS, IA 52402**



## PROPERTY HIGHLIGHTS

**BASE RENT: \$36.00/SF NNN**

**OPEX: \$14.90/SF**

**SIZE: 2,100 SF**

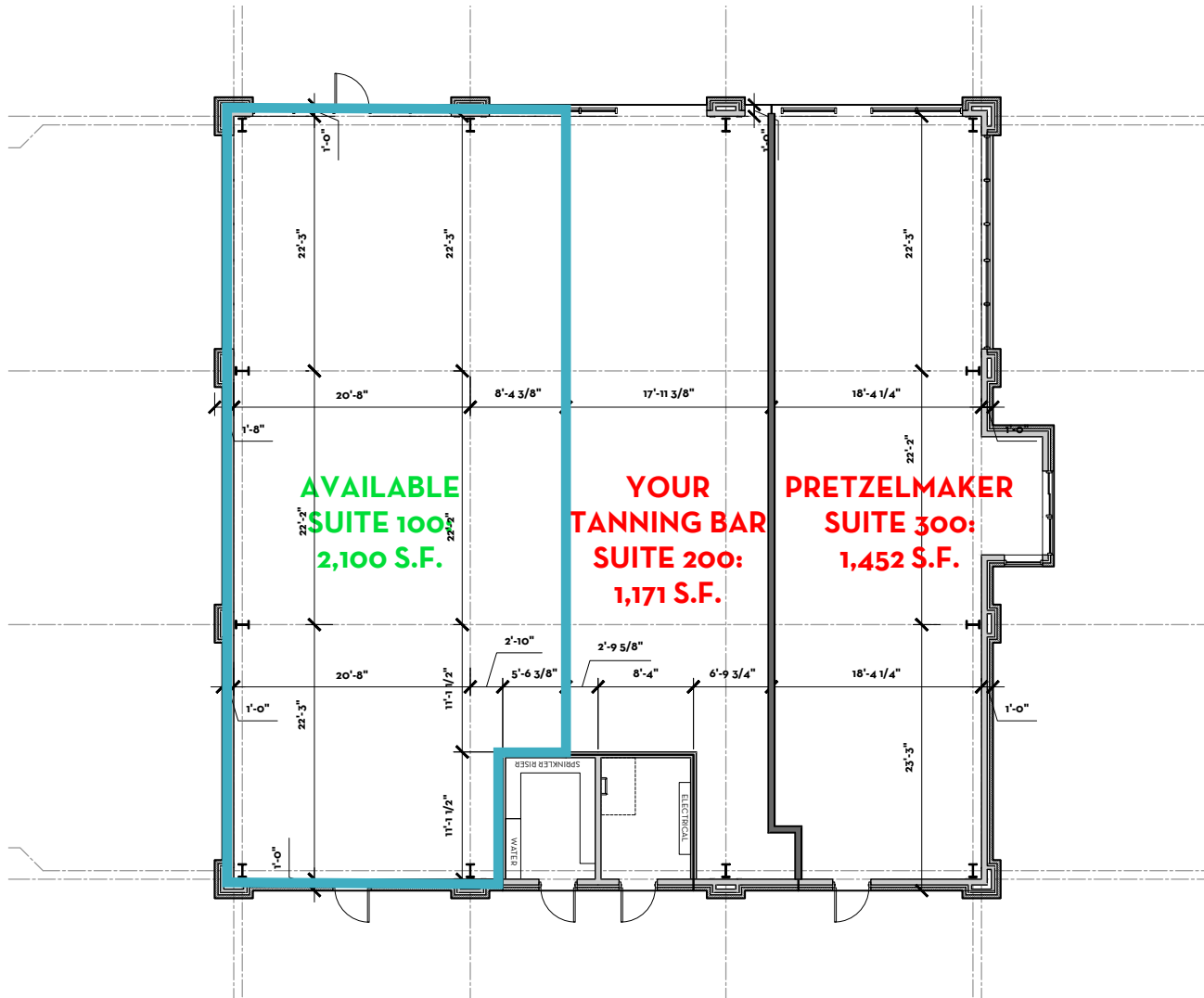
**POSSESSION: CONTACT AGENT**

- Located on the heavily traveled Blairs Ferry Rd NE
- Within minutes of I-380 & Hwy 100
- Suite 100 is located within the growing Northtowne Market retail development
- In close proximity to several national retailers, restaurants, and QSRs



# 1115 BLAIRS FERRY RD NE

## FLOOR PLAN



# 1115 BLAIRS FERRY RD NE

# INTERIOR PHOTOS





**HUNTER**  
Companies

**CUSHMAN & WAKEFIELD**  
Iowa Commercial Advisors



# NORTHTOWNE MARKET

CEDAR RAPIDS, IA 52402 | WEST FACING AERIAL



NOELRIDGE PARK



LOT 15



LOT 14

LOT 1

LOT 3

LOT 12



BLAIRS FERRY RD 25,400 VPD



# NORTHTOWNE MARKET

CEDAR RAPIDS, IA 52402 | NE FACING AERIAL



COUNCIL ST 13,375 VPD

BLAIRS FERRY RD 25,400 VPD



# NORTHTOWNE MARKET

CEDAR RAPIDS, IA 52402 | EAST FACING AERIAL

**HUNTER**  
Companies

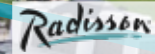
**CUSHMAN & WAKEFIELD**  
Iowa Commercial Advisors

MARION

LINDALE MALL



HARDING  
MIDDLE SCHOOL



BLAIRS FERRY RD 25,400 VPD



SITE

LOT 12

LOT 3

LOT 1



MERCY  
HEALTH PLAZA



LOT 14

LOT 15

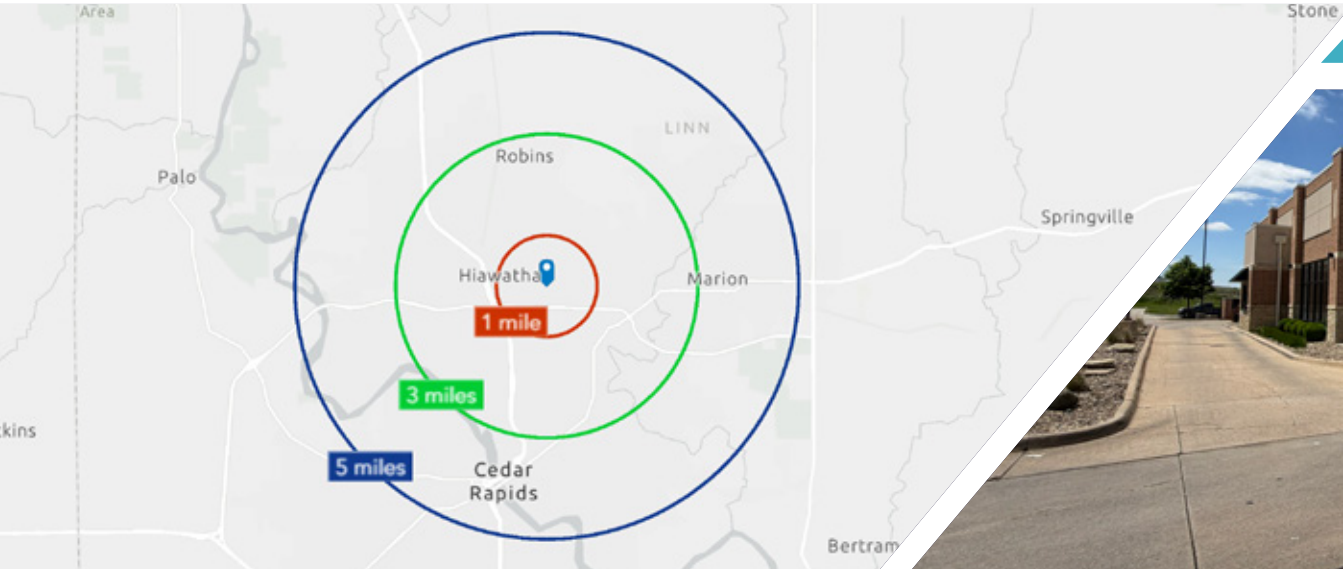


COUNCIL ST 13,375 VPD



# 1115 BLAIRS FERRY RD NE SUITE 100

## CEDAR RAPIDS, IA 52402



### DEMOGRAPHICS

#### 1 MILE

#### 3 MILES

#### 5 MILES

#### TOTAL POPULATION

8,554

68,500

141,336

#### DAYTIME POPULATION

16,840

82,336

153,734

#### MEDIAN AGE

36

39

40

#### TOTAL HOUSEHOLDS

3,991

30,129

59,816

#### AVERAGE HOUSEHOLD INCOME

\$77,040

\$98,677

\$103,938

# ICR IOWA

Cedar Rapids 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.



**684,905**  
WORKFORCE  
POPULATION



**95%**  
EDUCATIONAL  
ATTAINMENT



**8.9%**  
EMPLOYMENT  
GROWTH RATE



**36**  
MEDIAN  
AGE

## 7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington County

**APPROX. 500,000**  
**POPULATION**

**\$1,227,628,806**  
**ANNUAL GOODS EXPORT**

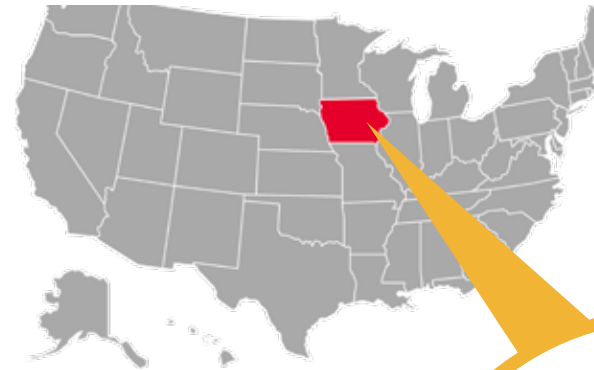
**APPROX. 33.4 M**  
**300 MILE POPULATION**



**IOWA RANKED #6**  
**OVERALL BEST STATE**



**RANKED #2 BEST COST**  
**OF DOING BUSINESS**



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