

3620 EDGEWOOD RD SW

CEDAR RAPIDS, IA 52404



SUITE 500: 2,250 SF

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PROPERTY HIGHLIGHTS

SIZE: 2,250 SF
FOR LEASE: \$12.00 PSF NNN
ESTIMATED OPEX: \$8.83 PSF

SUITE 500

- **Suite 500** is a 2,250 SF retail space with an open layout and two built-out restrooms that can be converted for a variety of uses
- Pylon signage available that is visible from Edgewood Rd SW and 37th Ave SW
- Part of a multi-tenant retail strip in a retail-dense area
- Surrounding retailers include: Target, Walmart, Sally Beauty, Famous Footwear, Casey's, Panda Express, & more
- Neighbors the Westdale Town Center development which has a variety of national and local retailers that bring traffic to the area daily
- Within minutes of Bus Hwy 151, Hwy 30, and I-380

CO-TENANTS:

FAMOUS
footwear

SALLY
BEAUTY.

maurices



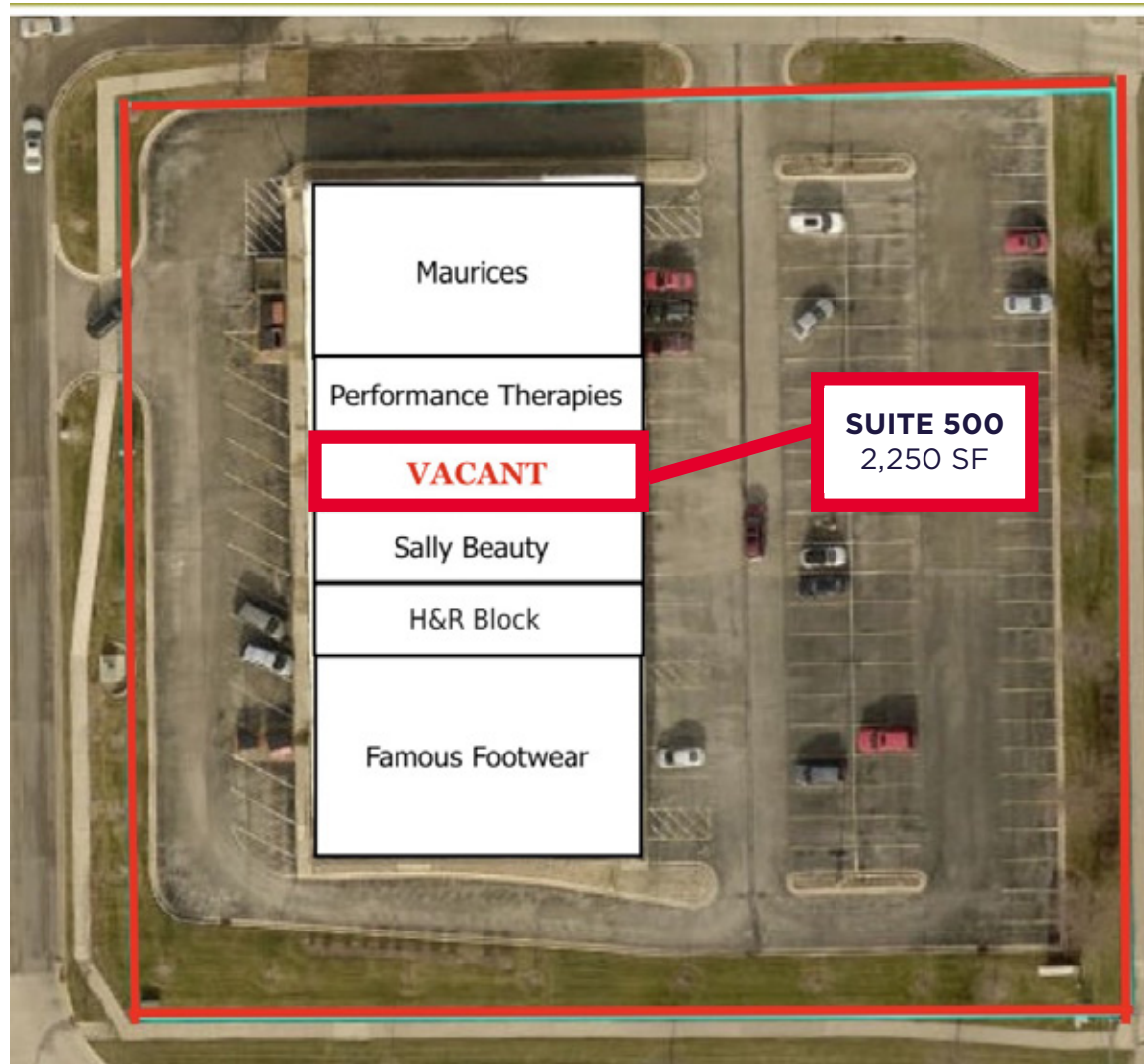
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SITE PLAN



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EXTERIOR PHOTOS



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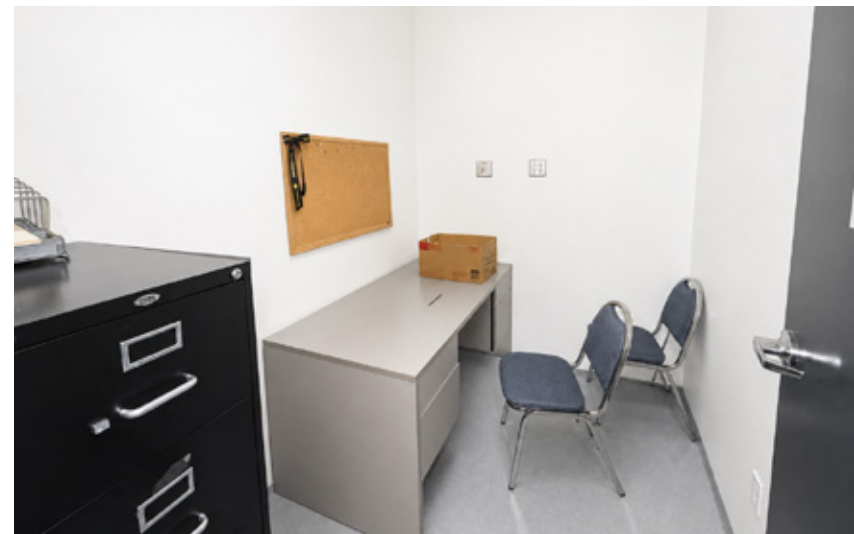


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INTERIOR PHOTOS

SUITE 500



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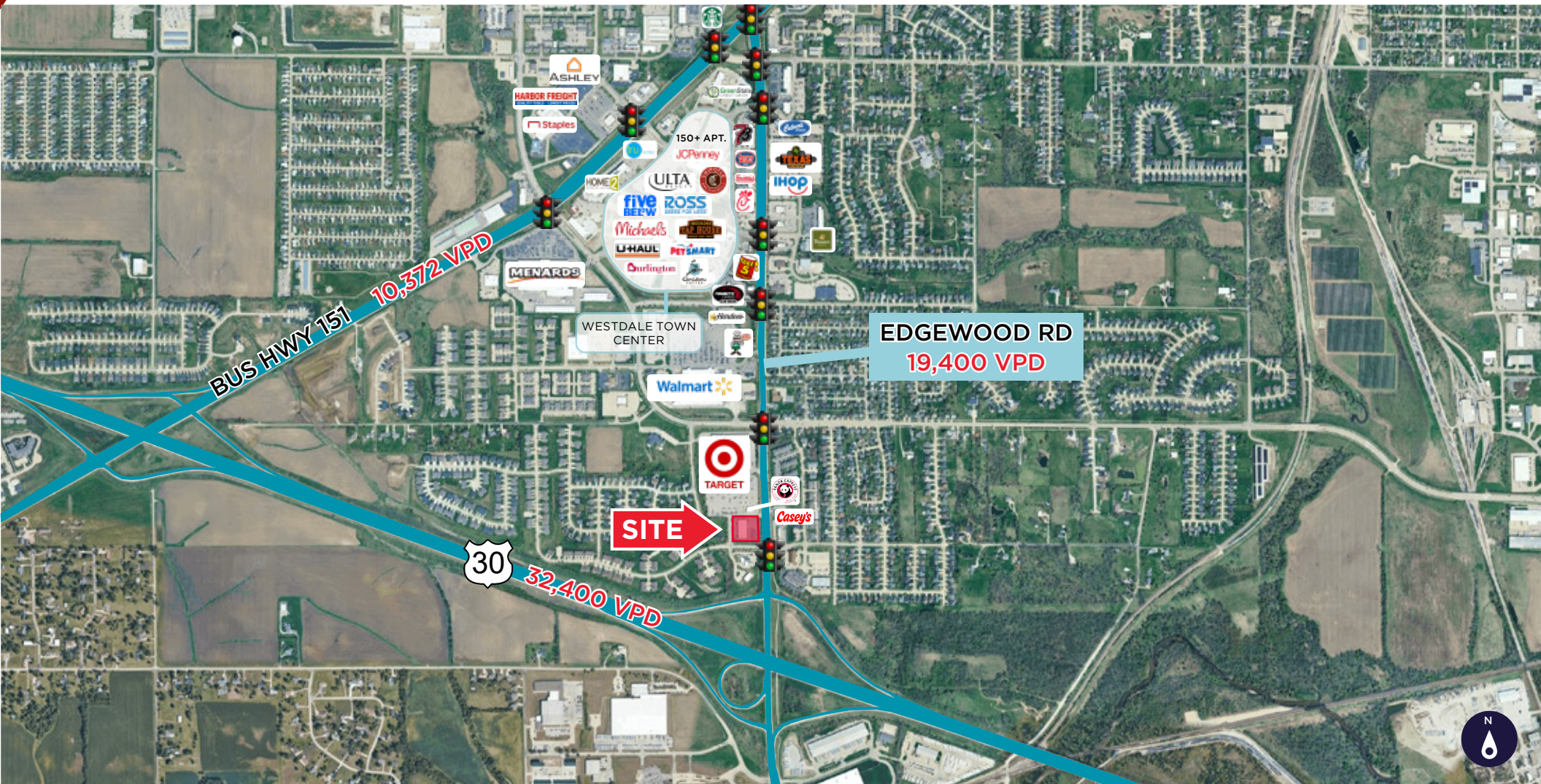
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RETAIL AERIAL

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,614	46,350	89,702
Daytime Population	6,400	46,763	106,548
Total Households	1,817	19,638	37,778
AVG. HH Income	\$98,127	\$86,649	\$91,307



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SW CEDAR RAPIDS

DATA CENTERS



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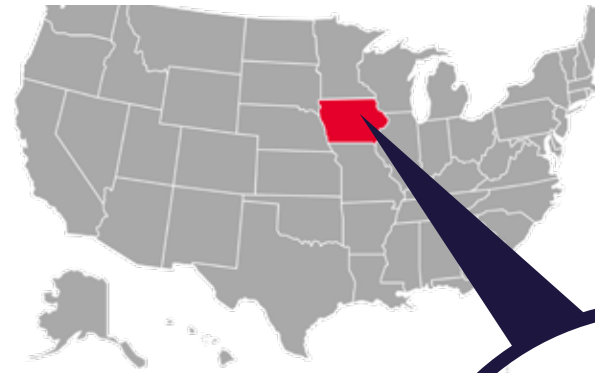
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ICR IOWA

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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