FOR LEASE

1225 BLAIRS FERRY RD NE | CEDAR RAPIDS, IA 52402



CONCEPTUAL RENDERING

RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst

OLIVIA CHRISTIANSON
Marketing Specialist

2720 1st Ave NE Suite 212S
Cedar Rapids, IA 52402
+1 319 229 1003
iowacommercialadvisors.com

HUNTER Companies

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

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

THE PROPERTY

1225 BLAIRS FERRY RD NE | CEDAR RAPIDS, IA

HUNTER Companies

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Iowa Commercial Advisors



1,500 - 9,740 SF AVAILABLE
CAN BE SUBDIVIDED

BASE RENT
$38.00 PSF NNN | IN-LINE
$42.00 PSF NNN | DRIVE THRU

ESTIMATED OPEX
$12.00 PSF

HIGHLIGHTS

- New retail development along the heavily traveled Blairs Ferry Rd in NE Cedar Rapids
- Located across from Super Target with shared signalized access
- Area retailers include: Super Target, McDonalds, GreenState Credit Union, Burger King, Tropical Smoothie Cafe, Starbucks, PretzelMaker, Crumbl Cookie, Buff City Soap, Natural Grocers, Buffalo Wild Wings, Discount Tire, US Bank, Marcus Theaters, Veridian Credit Union, and more
- Adjacent to Collins Aerospace headquarters, which employs nearly 9,000 people, and the corporate daycare facility is located within this development
- Collins Community Credit Union headquarters building is located within the development
- Within 1 mile of Lindale Mall, Cedar Rapid's primary regional shopping center

AERIAL

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,422	69,732	141,272
AVG. HH Income	$69,143	$85,433	$88,452
Total Households	3,971	29,909	59.084
Daytime Population	10,599	60,975	123,556

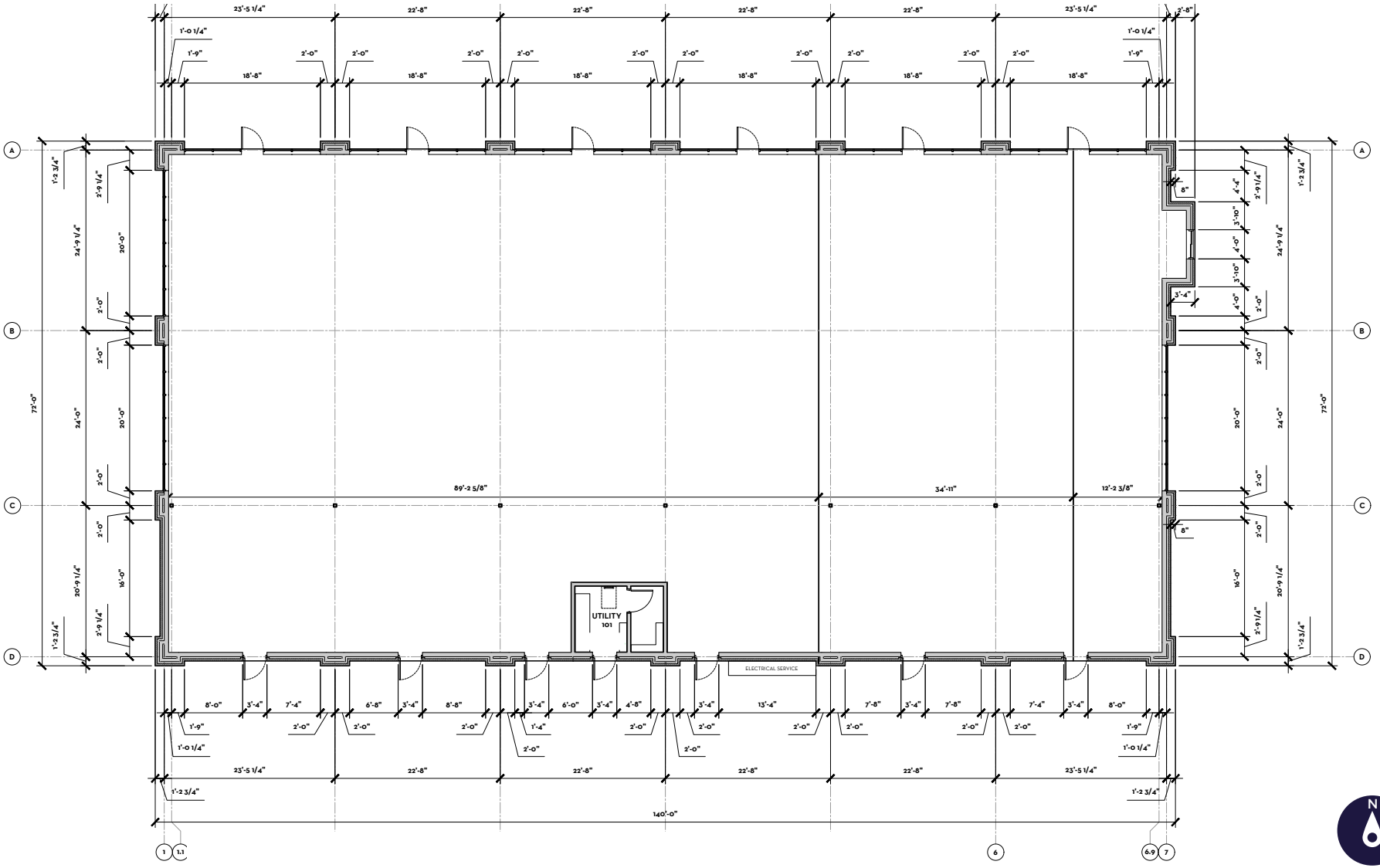


FLOOR PLAN

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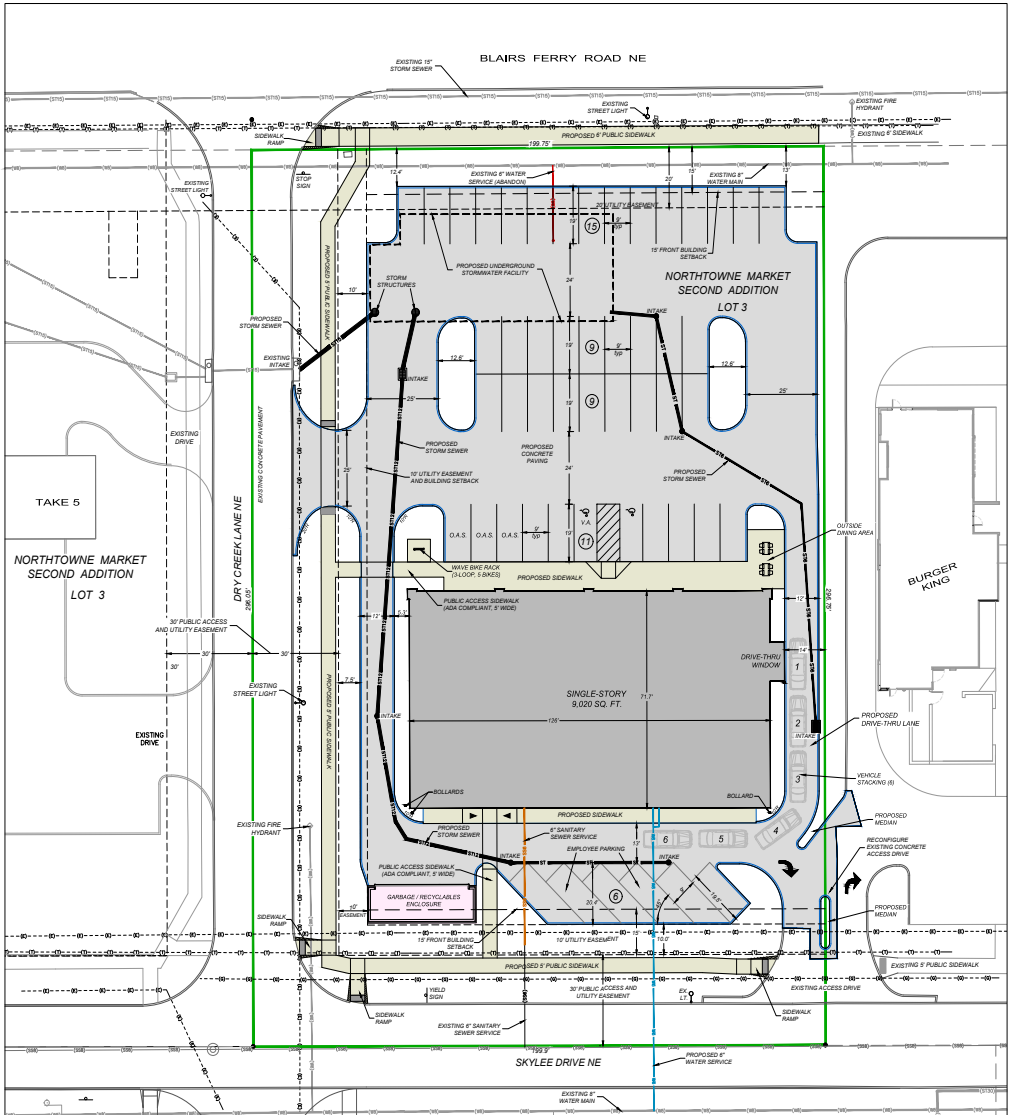


SITE PLAN

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DEVELOPMENT SITE PLAN

NORTHTOWNE MARKET | 40+ ACRES

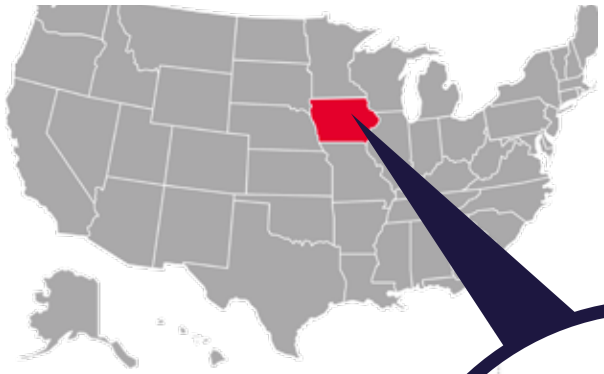
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ICR IOWA

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.





CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

HUNTER Companies

7 COUNTIES

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

729,401
WORKFORCE POPULATION

95%
EDUCATIONAL ATTAINMENT

8.9%
EMPLOYMENT GROWTH RATE

36
MEDIAN AGE

487,106
POPULATION

$1,227,628,806
ANNUAL GOODS EXPORT

36,816,284
300 MILE POPULATION

IOWA RANKED #1 OVERALL BEST STATE

RANKED #2 BEST COST OF DOING BUSINESS

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