3620 EDGEWOOD RD SW

CEDAR RAPIDS, IA 52404



SUITE 500: 2,250 SF

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 212 | Cedar Rapids, IA 52402 | +1 319 229 1003 | iowacommercialadvisors.com

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

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

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 | H&R BLOCK | P

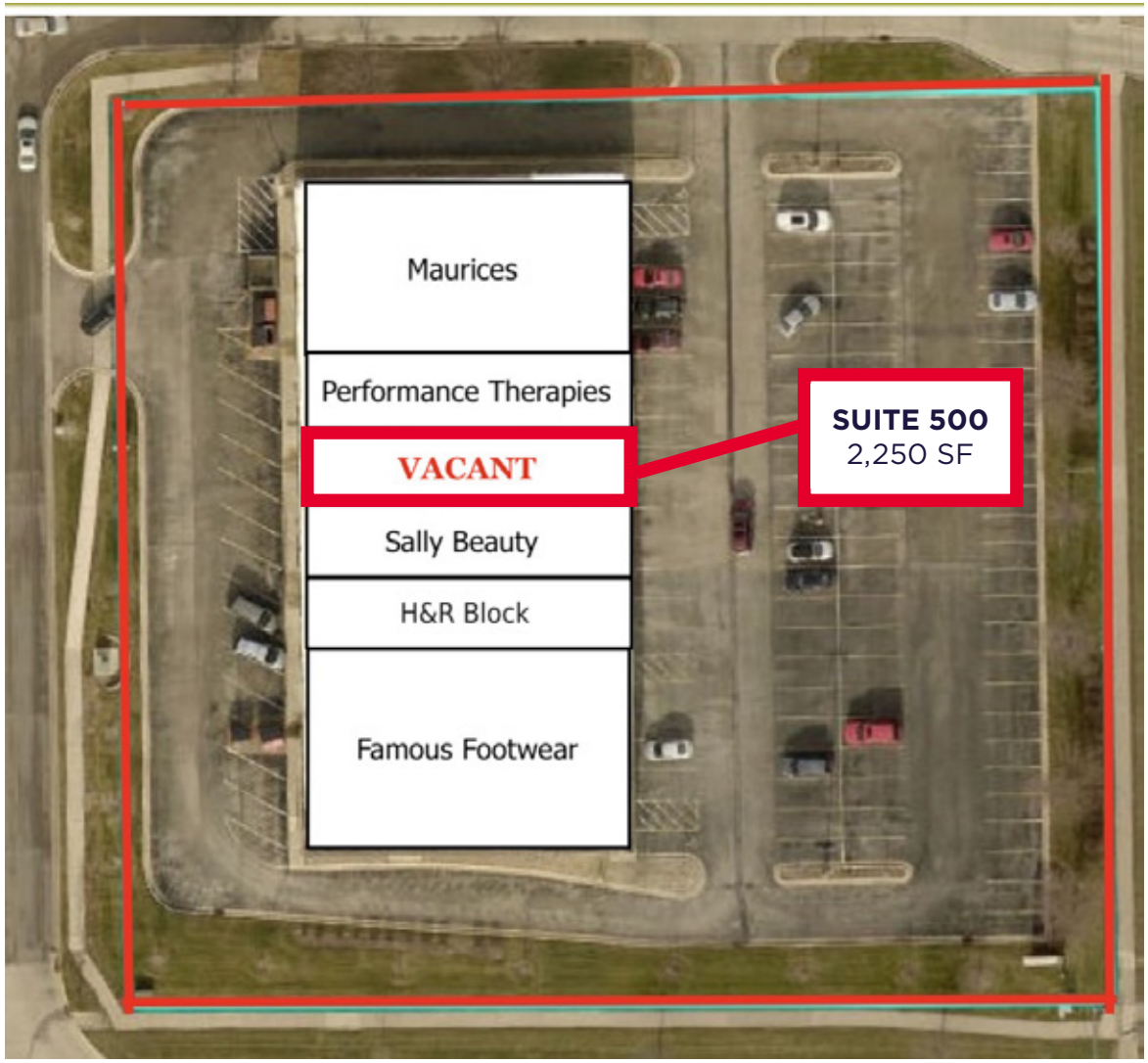


CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

3620 EDGEWOOD RD SW, CEDAR RAPIDS, IA 52404

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

SITE PLAN


Maurices
Performance Therapies
VACANT
Sally Beauty
H&R Block
Famous Footwear
SUITE 500
2,250 SF

EXTERIOR PHOTOS









3620 EDGEWOOD RD SW, CEDAR RAPIDS, IA 52404

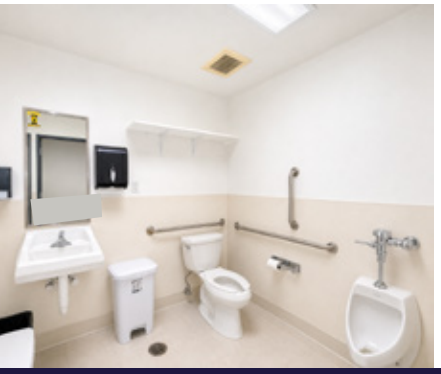
CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

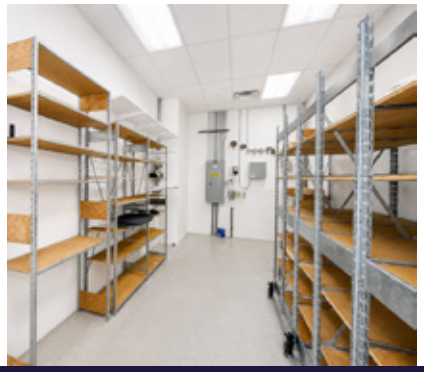
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

INTERIOR PHOTOS
SUITE 500













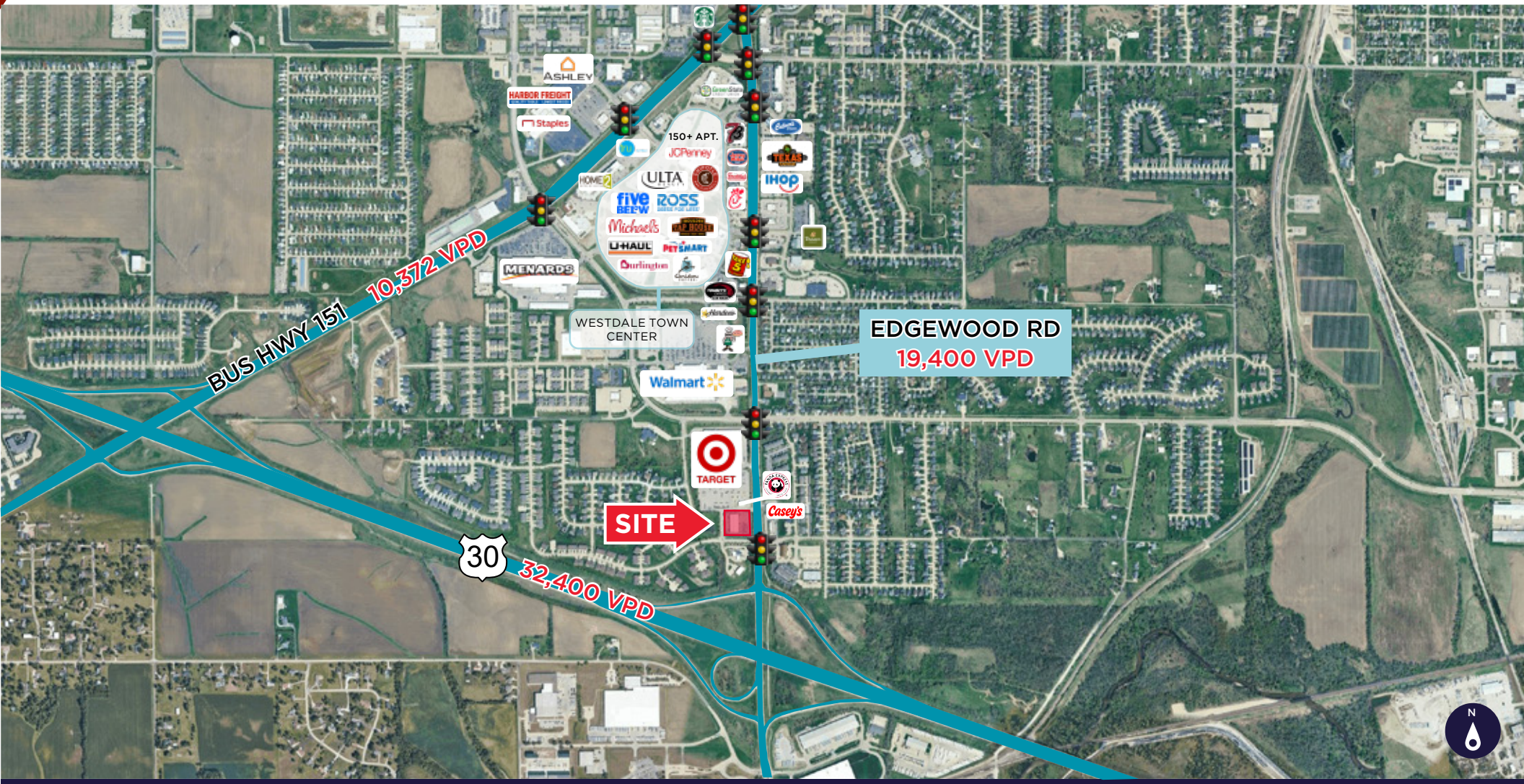
3620 EDGEWOOD RD SW, CEDAR RAPIDS, IA 52404

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

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

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



CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

3620 EDGEWOOD RD SW, CEDAR RAPIDS, IA 52404

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

SW CEDAR RAPIDS

DATA CENTERS

Google QTS



CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

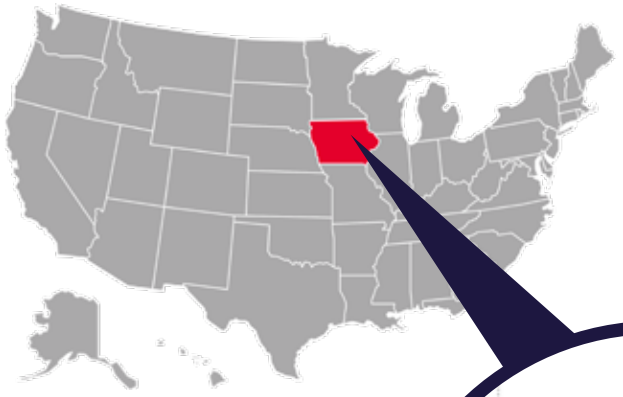
3620 EDGEWOOD RD SW, CEDAR RAPIDS, IA 52404

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

ICR IOWA

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

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 LEADS IN ADVANCED MANUFACTURING

RANKED #2 BEST STATE TO START A BUSINESS

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

3620 EDGEWOOD RD SW

CEDAR RAPIDS, IA 52404



CONTACT

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 212 | Cedar Rapids, IA 52402 | +1 319 229 1003 | iowacommercialadvisors.com

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.