

RETAIL BUILDING FOR LEASE

3419 WESTDALE DR SW, CEDAR RAPIDS, IA 52404



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

**CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors

Space Available

SIZE: 3,000-11,318 SF

BASE RENT: \$19.95/SF NNN

OPEX: Est. \$6.25 PSF

TI PACKAGE: Negotiable

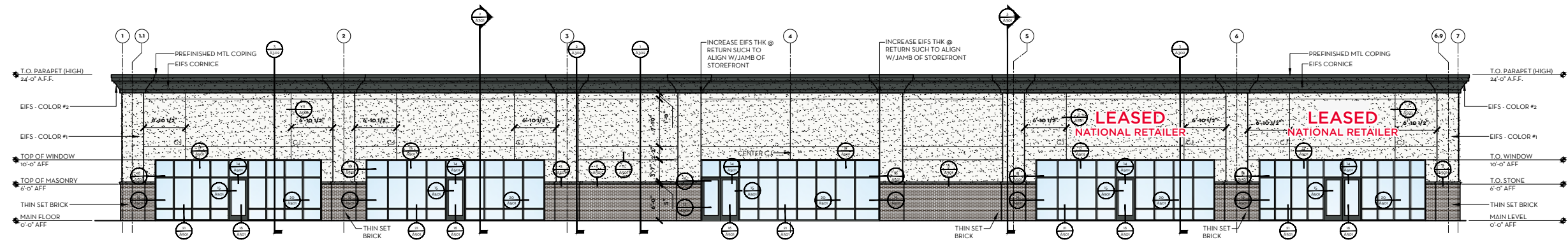
Space Highlights

- Half of the building is leased to national retailers
- 3,000-11,318 SF of remaining space available
- Q3 2026 delivery - shell space ready for build-out
- Within the dynamically growing power retail center, Westdale Town Center
- Surrounded by several local and national retailers including Ross Dress for Less, Michaels, Ulta, 5 Below, PetSmart, Burlington, JCPenney, Chipotle, Chick-fil-A, Jersey Mikes, Texas Roadhouse, and more
- In close proximity to Bus Hwy 151 and Hwy 30

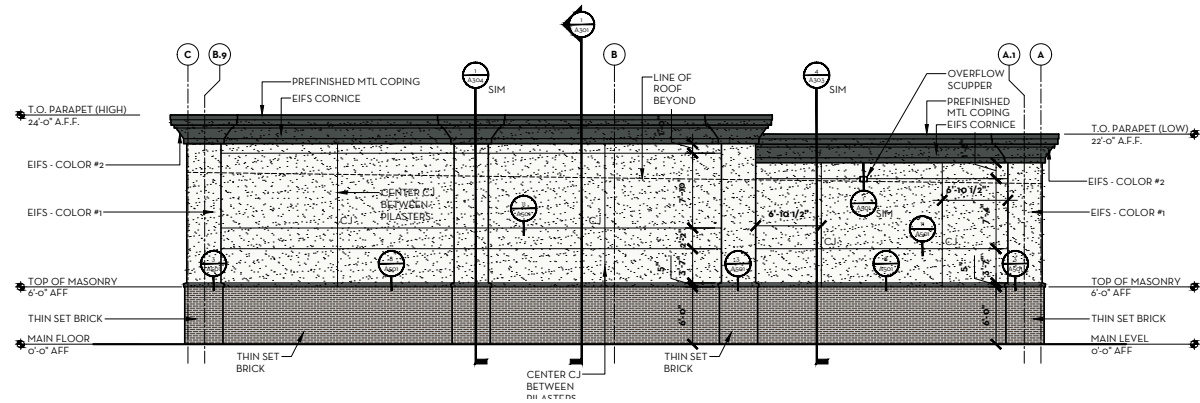


FLOOR PLAN

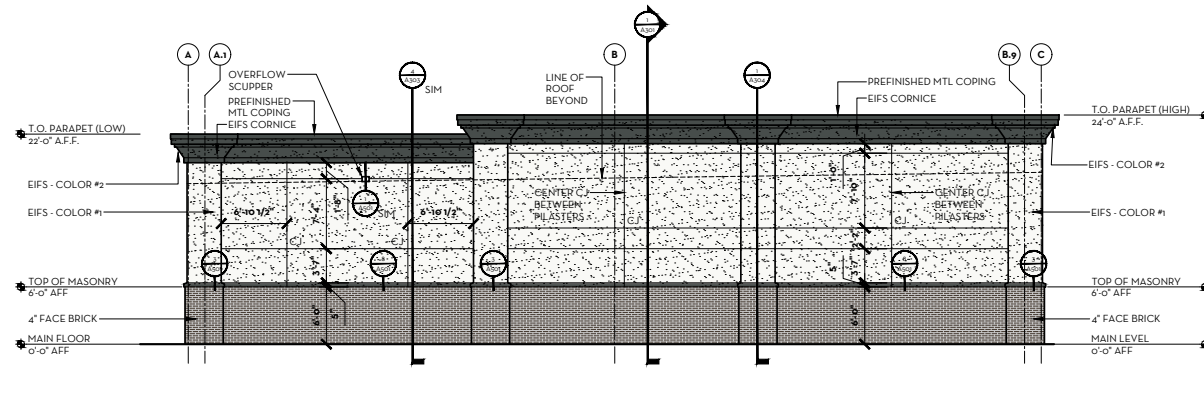




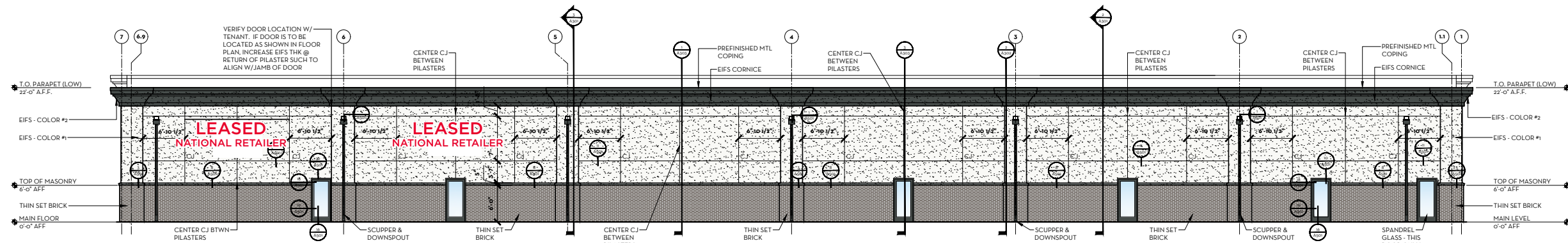
1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



DRONE PHOTO WITH RENDERINGS



NORTHWEST DRONE VIEW



NORTHWEST DRONE VIEW



EAST DRONE VIEW



NORTHEAST DRONE VIEW





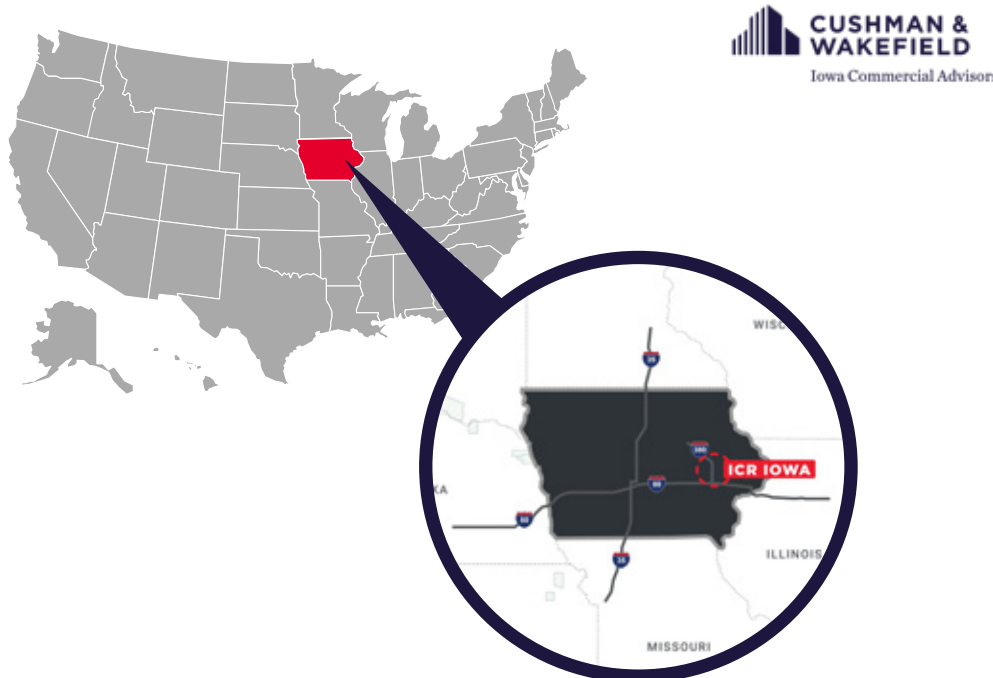
Westdale Town Center

AVAILABLE LOTS	BUILDING SIZE	ACRES
T	3,000- 11,318 SF	CONTACT AGENT
S2	UP TO 2,500 SF	CONTACT AGENT
DD	12,000 - 25,000 SF	2.28 AC
JJ	5,000 - 7,000 SF	1.00 AC
KK	5,000 - 7,00 SF	1.00 AC
ii	5,000 - 7,000 SF	1.00 AC
V	2,000 SF	.50 AC
U	4,000 SF	1.00 AC

SHOP - WORK - LIVE - PLAY

ICR IOWA | CEDAR RAPIDS/IOWA CITY CORRIDOR

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 MILES	5 MILES
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

Exclusive Advisors

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Cushman & Wakefield | Iowa Commercial Advisors

+1 319 229 1003

2720 1st Ave, Suite 212

Cedar Rapids, IA 52402

iowacommercialadvisors.com

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