DEVELOPMENT LAND

FOR **SALE**

0.765 ACRES AVAILABLE

2700 MOUNT VERNON RD SE
CEDAR RAPIDS, IOWA 52403



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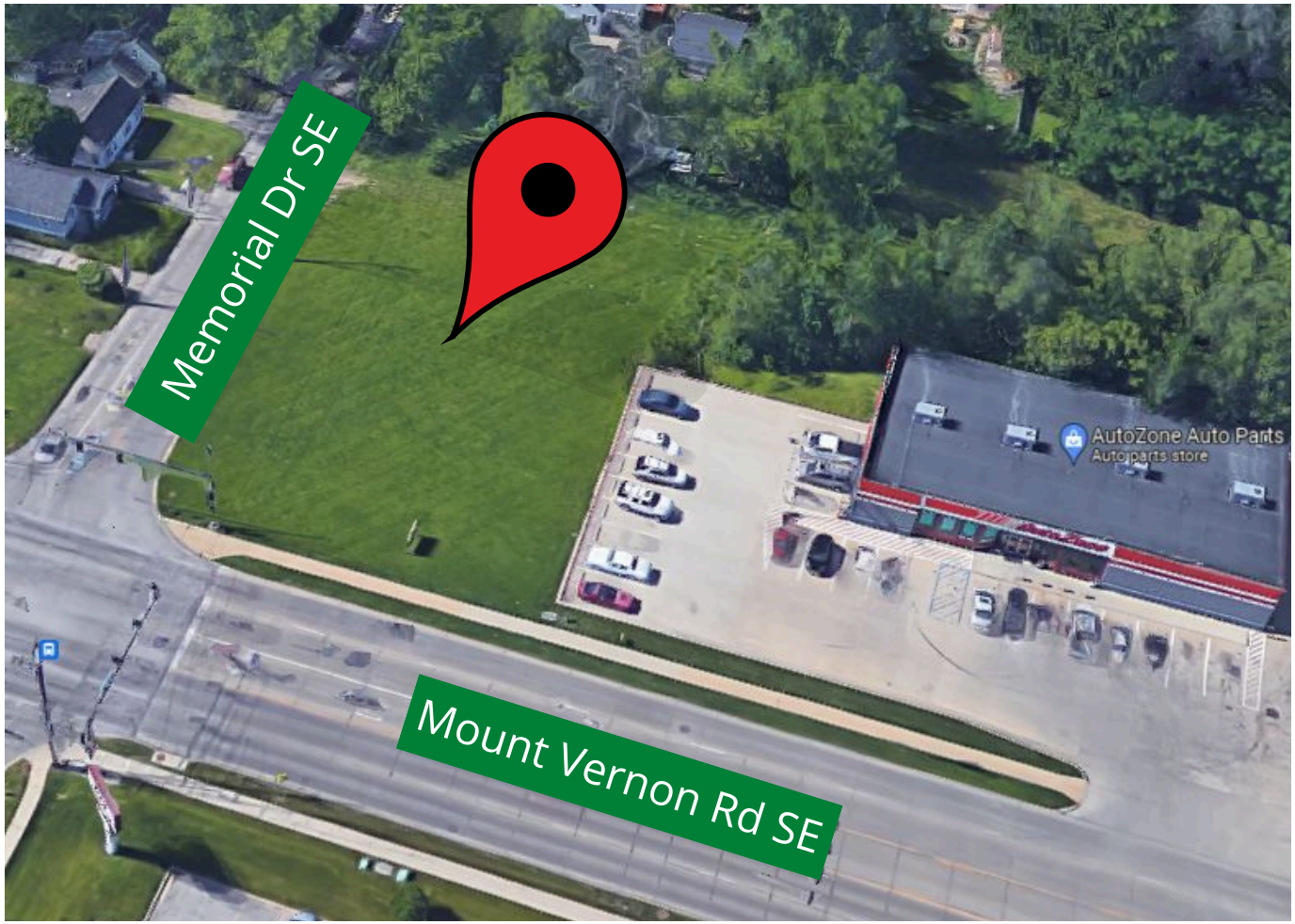
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Q4 REAL ESTATE

DEVELOPMENT LAND FOR SALE

2700 MOUNT VERNON ROAD SE, CEDAR RAPIDS, IOWA 52403

SITE HIGHLIGHTS



PREMISES

$315,000 Sale Price

0.765 Acres

Can accommodate up to approximately 8,000 SF building

Can accommodate a QSR in need of a drive through

SITE HIGHLIGHTS

- Zoning: T-MU
- Prime build-to-suite opportunity
- Shovel ready land
- Excellent visibility
- High traffic corner

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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	10,013	51,638	128,258
Households	4,328	22,427	55,597
Median HH Income	$80,236	$62,471	$65,723
Median Net Worth	$251,674	$143,985	$163,450

LOCATION HIGHLIGHTS

- Located on a heavily trafficked corner on the southeast side of Cedar Rapids with excellent visibility from Mount Vernon Road SE, where traffic counts exceed 20,000 vehicles per day.
- This site serves high-end residential single-family homes and surrounding growing community near downtown Cedar Rapids and New Bohemia Main Street (NewBo) District.

SURROUNDING BUSINESSES

AutoZone Auto Parts, Bruegger's Bagels, Casey's, CVS, Domino's Pizza, Papa Murphy's Pizza, Cedar Rapids Animal Hospital, O'Reilly Auto Parts, Burger King, Great Clips, Pizza Hut, Linn Area Credit Union, Anytime Fitness, Community Savings Bank, U.S. Bank, Dollar General, Vernon Village Shopping Mall, Scooter's Coffee, Hy-Vee, and more.

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