

4000 University Ave. Waterloo, IA

Former Hy-Vee Redevelopment

Available for Lease



NEW & IMPROVED SPACE FOR LEASE

A total of 43,000 sq. ft. is available, with the flexibility to divide the space into smaller units as small as 15,000 sq. ft. Whether you're looking for a large retail space or a smaller office layout, this location provides the perfect opportunity to establish your business in a dynamic and growing community.



Excellent visibility on the newly improved and expanded University Avenue, located in the heart of Waterloo, IA. This thriving city, known for its rich history and community spirit, offers a welcoming environment for businesses. With a population of approximately 66,606 residents, Waterloo is an ideal location for growth, benefiting from its proximity to Cedar Falls and major highways, making it easily accessible to a broad customer base.



(913) 205-7747 | Chris Williams | Chris@Highlandskc.com

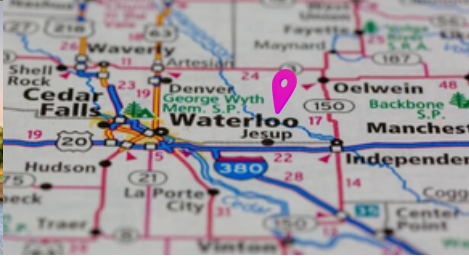
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Take advantage of 43,000 sq ft of flexible space, now available for lease, with the option to divide down to 15,000 sq ft. Whether you need large-scale space or a smaller footprint, this location has the flexibility to suit your needs.



Highlands

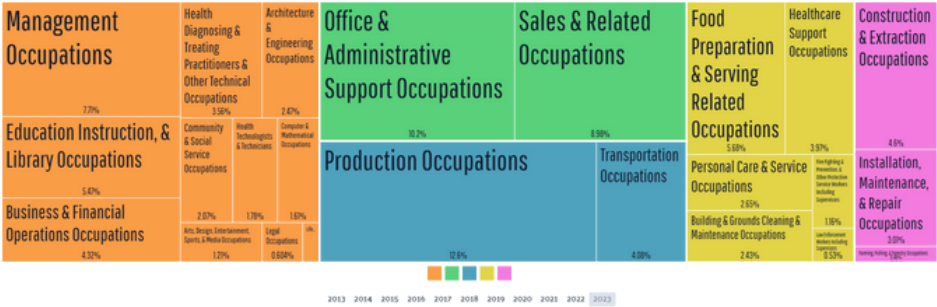


66,606
Total Population
Waterloo, IA

85.7 %
Civilian Labor Force

\$56,344 USD
Medium Household Income

16.5 Minutes
Average Commute Time



Waterloo, IA has a workforce of about 32,300 residents, with employment growing 0.77% from 2022 to 2023. The largest industries in Waterloo, IA are Manufacturing (6,851 people), Health Care & Social Assistance (4,337 people), and Retail Trade (4,033 people), and the highest paying industries are Utilities (\$93,750), Public Administration (\$62,663), and Professional, Scientific, & Technical Services (\$53,932).



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