



GROUND LEVEL RETAIL SPACE | ANNEX ON THE SQUARE

**FOR LEASE**

501 4<sup>TH</sup> AVENUE SE | CEDAR RAPIDS, IA



**WSG**  
CRE

SKOGLMAN  
COMMERCIAL



# PROPERTY OVERVIEW

Property Details	
Address	501 4 <sup>th</sup> Avenue SE Cedar Rapids, IA 52404
Building Size	246,875 SF
Space for Lease	1,437 SF
Year Built	2022
Lot Size	2.07 AC
Legal Description	O T LOTS 1 THRU 10 BLK 43 & ALL VAC ALLEY IN BLK 43
Zoning	FORM (Urban Form District)
Parcel #	142148901500000
Property Taxes	\$414,272
Est. Op Ex	\$7.50 PSF
Lease Rate	\$8.50 PSF / NNN

Ground-floor retail space available along 4th Avenue in one of Downtown Cedar Rapids' newest mixed-use developments, Annex on the Square. The property offers exceptional vehicular and pedestrian access and is positioned directly across 5th Street from the Cedar Rapids Public Library, benefiting from strong daily traffic generated by the surrounding downtown core.

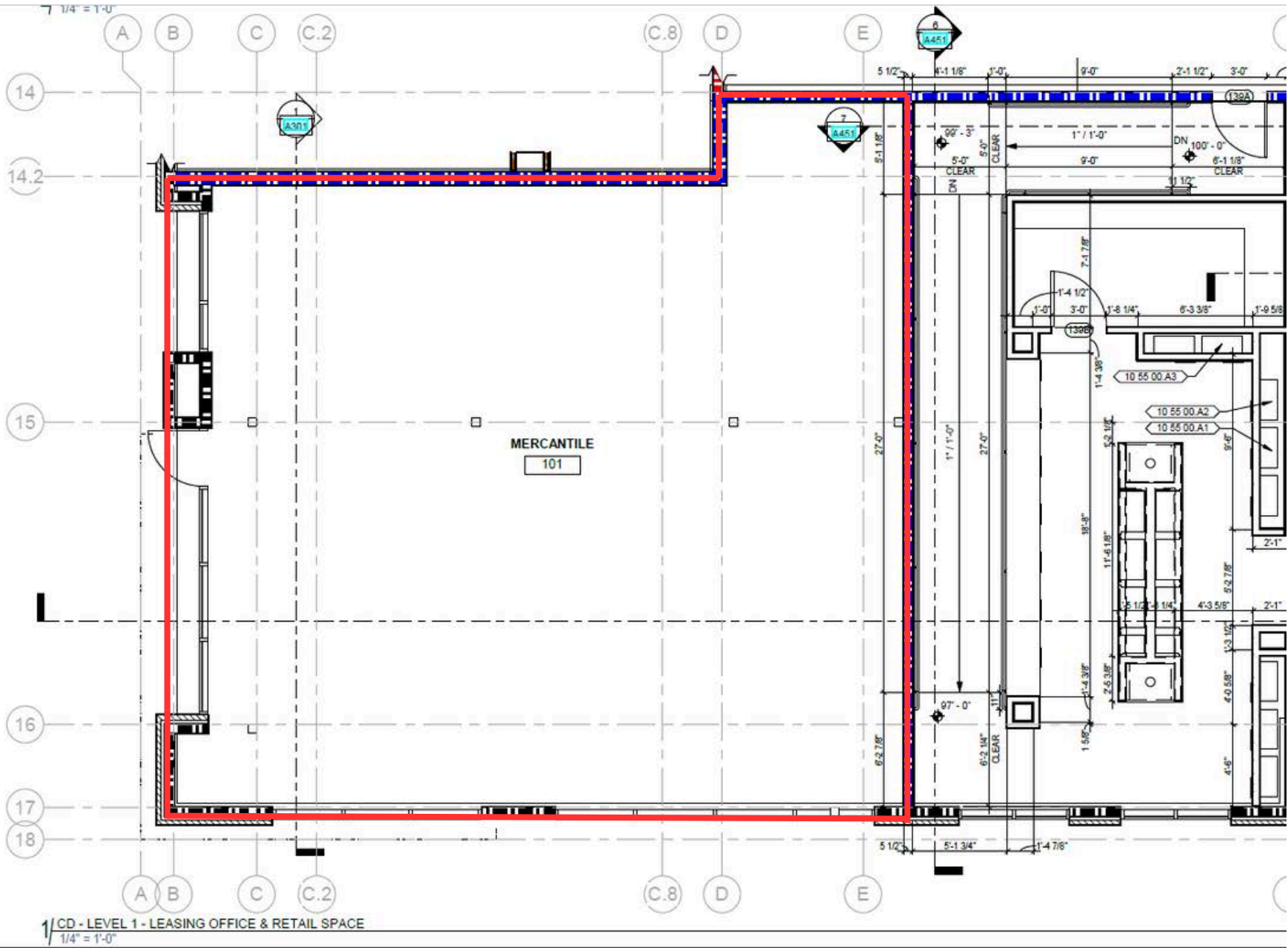
This space represents the only retail opportunity within Annex on the Square, providing exclusive access to the 217 residential units and hundreds of on-site residents. The offering is well-suited for restaurant, health and wellness, financial services, and other service-oriented retail users seeking a built-in customer base. **TI allowance could be available based on lease term and tenant financial qualifications.**

Downtown Cedar Rapids continues to experience significant development momentum, highlighted by several major projects, including the \$275 million Cedar Crossing Casino (scheduled to open Q1 2027), the \$30 million Guaranty Bank redevelopment, and Loftus Apartments, a \$36 million mixed-use project featuring 186 apartment units with ground-floor retail along 3rd Street.





# FLOOR PLAN



# PROPERTY PHOTOS



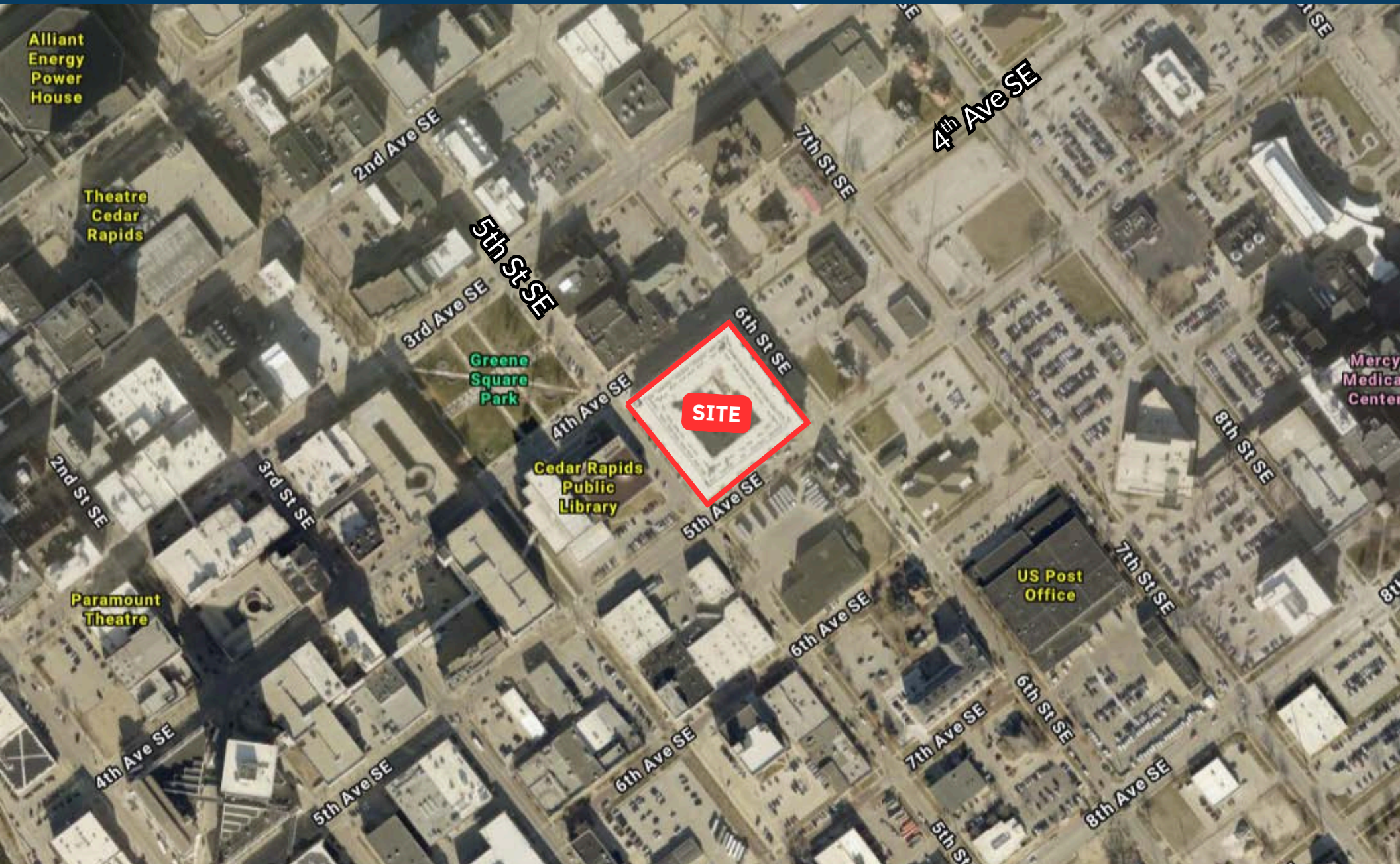


# AERIAL MAP





# PARCEL MAP





# CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

## Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

## Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



# DEMOGRAPHICS & MAJOR EMPLOYERS

		1 mile	3 miles	5 miles
	Daytime Population	26,939	80,385	169,715
	2025 Population	9,758	73,735	143,379
	Annual Population Growth Rate	0.6%	0.0%	0.2%
	2025 Median Age	32.1	38.0	37.9
	2025 Total Households	3,906	32,297	62,582
	Annual Household Growth Rate	1.0%	0.2%	0.3%
	2025 Average Household Income	\$62,740	\$83,408	\$89,171
	Daily Traffic Count: 17,300 VPD			

### Cedar Rapids Major Employers



# CONTACTS



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