

RETAIL SPACE FOR LEASE

1,781 - 3,854 SF AVAILABLE

1940 & 1950 BLAIRS FERRY RD
HIAWATHA, IA 52233



PROPERTY HIGHLIGHTS

- RENTAL RATES FROM **\$12.95 PSF NNN**
- EST. PASS-THROUGHS: **\$6.92 - \$7.82 PSF**
- **FIRST & SECOND GENERATION** SPACE AVAILABLE
- LOCATED AT THE CORNER OF **EDGEWOOD RD** AND **BLAIRS FERRY RD**
- **GOOD ACCESS** TO EDGEWOOD RD, BLAIRS FERRY RD, AND COLLINS RD/HWY 100

CRAIG BYERS, CCIM

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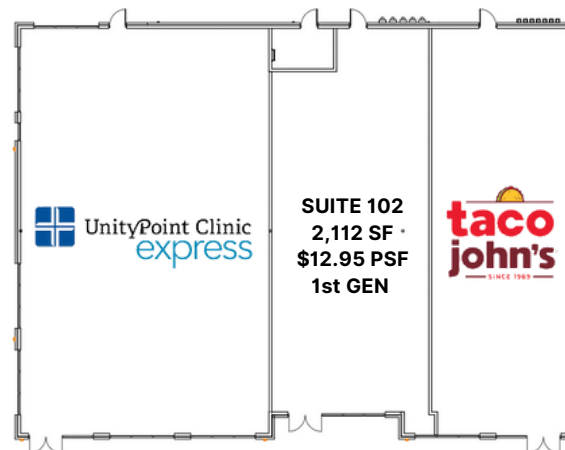
1950 BOYSON RD HIAWATHA, IA 52233 | 319 294 3339 | Q4REALESTATE.COM



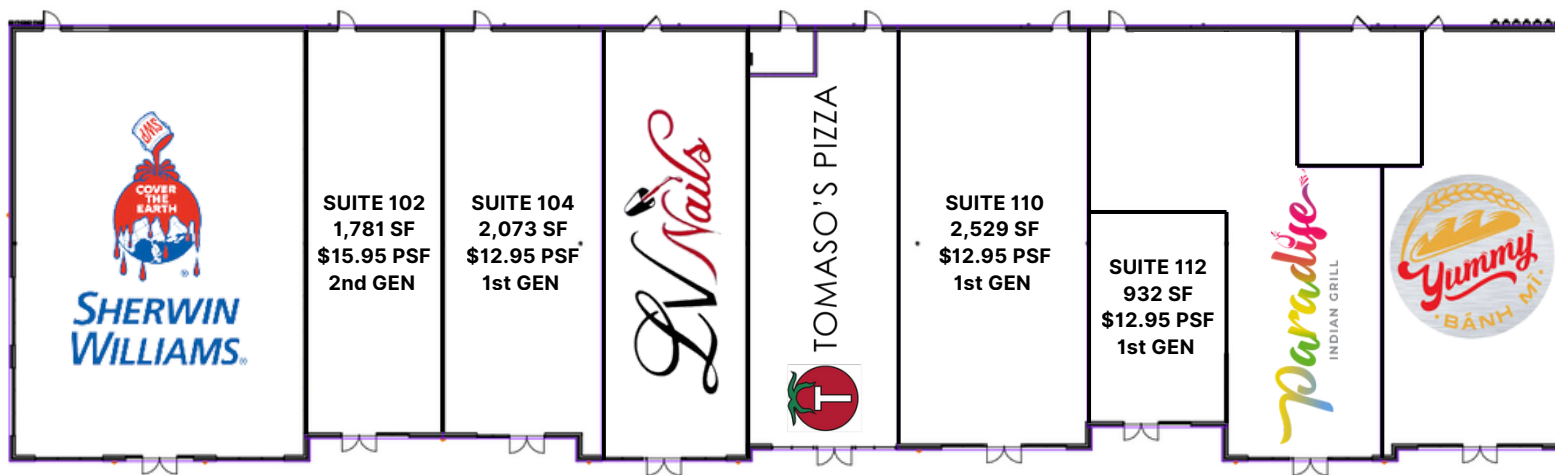
REAL ESTATE

FLOOR PLANS

1940 BLAIRS FERRY RD



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TENANTS & VACANCIES**1950 BLAIRS FERRY RD**

Est. Pass Throughs: \$6.11 PSF

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Sherwin Williams	4,045 SF	NNN	Leased
Suite 102	Available	1,781 SF	NNN	\$15.95 PSF
Suite 104	Available	2,073 SF	NNN	\$12.95 PSF
Suite 106	LV Nails	1,996 SF	NNN	Leased
Suite 108	Tomaso's Pizza	1,872 SF	NNN	Leased
Suite 110	Available	2,529 SF	NNN	\$12.95 PSF
Suite 112	Available	932 SF	NNN	\$12.95 PSF
Suite 114	Paradise Indian Grill	2,833 SF	NNN	Leased
Suite 116	Yummy Banh Mi	2,585 SF	NNN	Leased

1940 BLAIRS FERRY RD

Est. Pass Throughs: \$6.87 PSF

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Unity Point Clinic	3,768 SF	NNN	Leased
Suite 102	Available	2,112 SF	NNN	\$12.95 PSF
Suite 104	Taco John's	2,000 SF	NNN	Leased

*All base rates are subject to annual increases

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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	6,699	40,801	115,128
Households	2,698	17,904	48,868
Median HH Income	\$79,052	\$81,073	\$75,280
Median Net Worth	\$276,653	\$278,436	\$222,403

LOCATION HIGHLIGHTS

- Located in The Fountains on the corner of Edgewood Road NE and Blairs Ferry Road less than one-mile from Highway 100/Collins Road extension and I-380
- Traffic Counts exceed 35,000 daily vehicles travelling on Edgewood Rd
- Peck's Landing is a master-planned 18-acre retail power center. This development benefits from its location across from the NE quadrant of Cedar Rapids which has the highest household income in the metro area and is characterized as a rapidly expanding residential and commercial sub-market

SURROUNDING BUSINESSES

Hy-Vee, Fleet Farm, McDonald's, Zepplins, Pure Barre, Jimmy John's, Jersey Mike's, Villa's Patio, Mister Car Wash, Casey's, MAC XPRESS, The Sanctuary Spa, Ritual Med Boutique, The Accel Group, Kwik Star, Dupaco, HOTWORX, Starbucks, T-Mobile, and more

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