

1511 A AVE NE

CEDAR RAPIDS, IOWA 52402

FOR SALE | +/- 0.172 AC

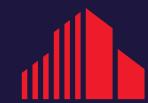


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- Great location with high traffic counts off of 1st Ave NE, Cedar Rapids, IA
- Size: 0.172 acres
- Zoned for commercial use and suitable for a retail or service business
- Convenient access to 1st Ave NE (Bus Hwy 151) and within minutes of I-380
- Situated for economic growth and development which enhances future property value
- Nearby amenities include Coe College, Starbucks, Scooters, Jimmy John's, and the MedQuarter Regional Medical District

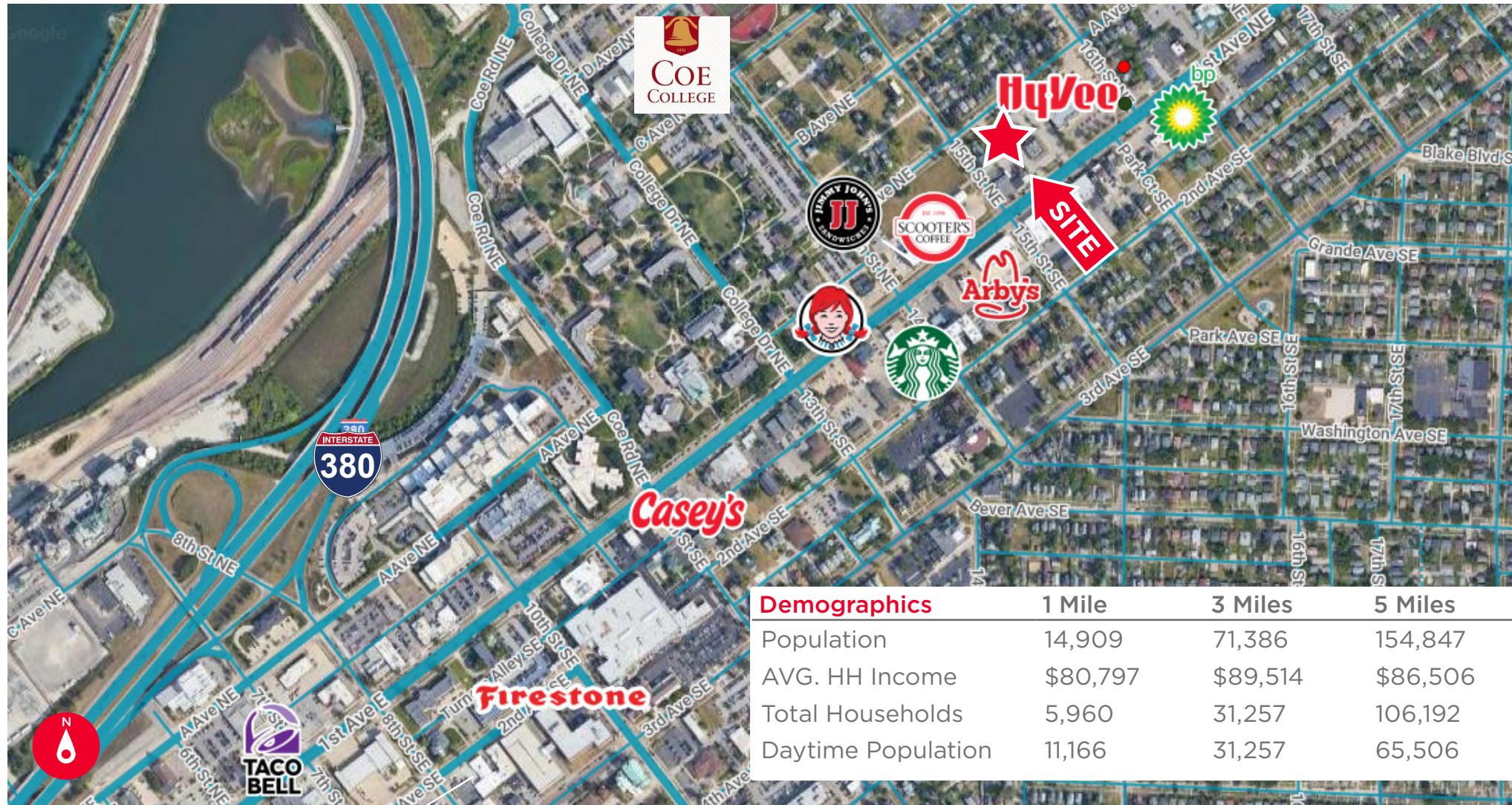


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AERIAL



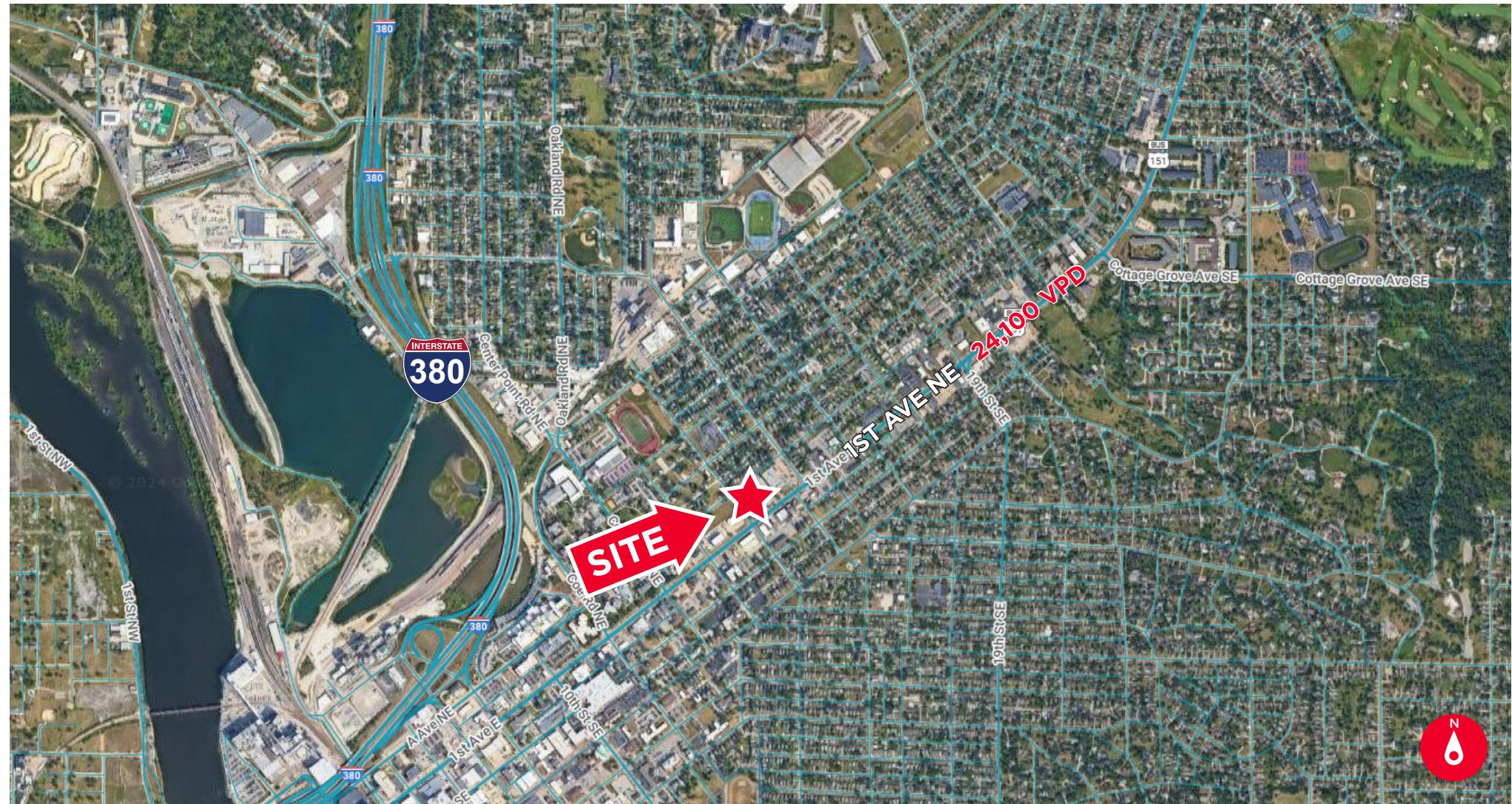
Demographics	1 Mile	3 Miles	5 Miles
Population	14,909	71,386	154,847
AVG. HH Income	\$80,797	\$89,514	\$86,506
Total Households	5,960	31,257	106,192
Daytime Population	11,166	31,257	65,506



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AERIAL

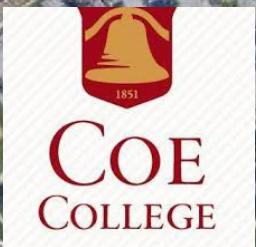


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An aerial photograph of a residential neighborhood. A large red banner with the text "A AVE NE 4,970 VPD" is overlaid diagonally across the image. A red star is positioned in the upper right corner. A smaller red banner with the text "15th STINE" is visible on a building. In the bottom left corner, there is a circular logo for "MILKY JOHN'S COFFEE & YOGURT".

The image shows two circular logos. The left logo is for 'JIMMY JOHN'S GOURMET SANDWICHES' with 'JJ' in the center. The right logo is for 'SCOOTER'S COFFEE & YOGURT' with a stylized spoon and fork.

The image shows a street sign for "4TH STREET" and "ST AVENUE" in blue and white. To the right of the sign is the red Arby's logo, which features a stylized hat and the word "Arby's" in a bold, white, sans-serif font.

CONTACT

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