

OFFICE/RETAIL SPACE FOR LEASE

780 SF AVAILABLE

1390 3RD ST SE
CEDAR RAPIDS, IOWA
52401



CRAIG BYERS, CCIM
319 360 7017
CBYERS@Q4REALESTATE.COM

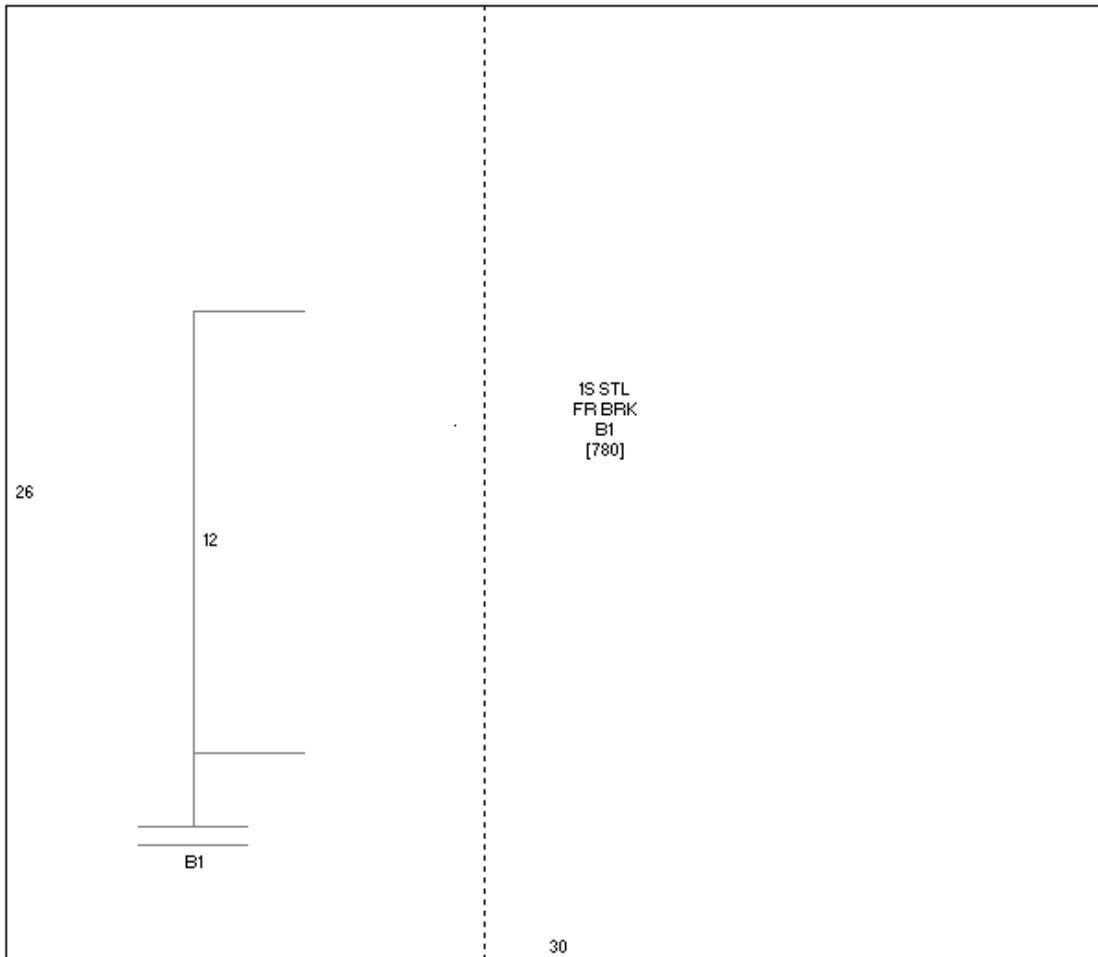
JASON ROGERS
319 361 3958
JROGERS@Q4REALESTATE.COM

AUSTIN GEASLAND
319 893 3279
AGEASLAND@Q4REALESTATE.COM

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

Q4
REAL ESTATE

SITE HIGHLIGHTS



PREMISES

\$2,200 Modified Gross/Month

Landlord pays Real Estate Tax and Insurance

780 SF Available

Immediate Possession

SITE HIGHLIGHTS

- Zoning: U-NG
- Ample parking
- Service bay with one (1) overhead door
- In-floor heat
- Historic, former service station built in 1935 with unique visual features
- Owner is a licensed Real Estate broker in the State of Iowa
- North parking lot is reserved for adjacent office user.

CRAIG BYERS, CCIM

319 360 7017

CBYERS@Q4REALESTATE.COM

JASON ROGERS

319 361 3958

JROGERS@Q4REALESTATE.COM

AUSTIN GEASLAND

319 893 3279

AGEASLAND@Q4REALESTATE.COM

LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	9,324	65,419	130,036
Households	4,208	28,159	56,965
Median HH Income	\$47,972	\$62,111	\$64,307
Median Net Worth	\$22,831	\$138,632	\$149,543

LOCATION HIGHLIGHTS

- This prime leasing opportunity is on a corner lot located in the heart of the New Bohemia District, with quick access to Downtown Cedar Rapids and Interstate I-380 providing a dynamic, unique location for your business.
- The New Bohemia District boasts high foot traffic, flourishing local businesses, and year-round events. This walkable, culturally rich neighborhood fosters a built-in audience and a strong sense of community.
- This one-of-a-kind building offers authentic architectural details and craftsmanship that stand apart from modern construction. It's a rare opportunity to lease space in a property where history, charm, and quality intersect.

SURROUNDING BUSINESSES

Czech Village/New Bohemia Main Street, National Czech & Slovak Museum & Library, NewBo City Market, Illuminations, Brewhemia, Chrome Horse Saloon, The Bohemian, Fong's Pizza, Lu's Deli, Tonardo's Grub & Pub, Bo Mac's, African American Museum of Iowa, Geometric, Virtue Salon + Spa, Goldfinch Cyclery, Eduskate Board Shop, Almost Famous Popcorn, CSPS, Raygun, Crosby's, Rawlicious, Next Page Books, Parlor City Pub, Cauchy, United Iowa Financial, Cargill Corn Milling, and more

CRAIG BYERS, CCIM

319 360 7017

CBYERS@Q4REALESTATE.COM

JASON ROGERS

319 361 3958

JROGERS@Q4REALESTATE.COM

AUSTIN GEASLAND

319 893 3279

AGEASLAND@Q4REALESTATE.COM