

NORTHTOWNE MARKET

COMMERCIAL LOTS AVAILABLE | BUILD-TO-SUIT OR GROUND LEASE



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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

HUNTER
Companies

**CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors

NORTHTOWNE MARKET SITE PLAN

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NORTHTOWNE MARKET AVAILABILITY



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LOT 1	1.46 AC
LOT 3	1.41 AC
LOT 12	5.29 AC
LOT 14	3.85 AC
LOT 15	0.82 AC

NORTHTOWNE MARKET

LOT 1



- 1.46 AC Lot | 63,597.6 SF
- Located on highly trafficked Blairs Ferry Rd
- Within minutes of I-380 & Hwy 100
- Lot is located near several national retailers, restaurants, and QSRs



NORTHTOWNE MARKET

LOT 3



- 1.41 AC Lot | 61,419.6 SF
- Located on highly trafficked Blairs Ferry Rd
- Within minutes of I-380 & Hwy 100
- Lot is located near several national retailers, restaurants, and QSRs



NORTHTOWNE MARKET

LOT 12



- 5.29 AC Lot | 230,432.4 SF
- Can be demised
- Located right off highly trafficked Blairs Ferry Rd
- Within minutes of I-380 & Hwy 100
- Lot is located near several national retailers, restaurants, and QSRs



NORTHTOWNE MARKET

LOT 14



- 3.85 AC Lot | 167,706 SF
- Located right off highly trafficked Blairs Ferry Rd
- Within minutes of I-380 & Hwy 100
- Lot is located near several national retailers, restaurants, and QSRs

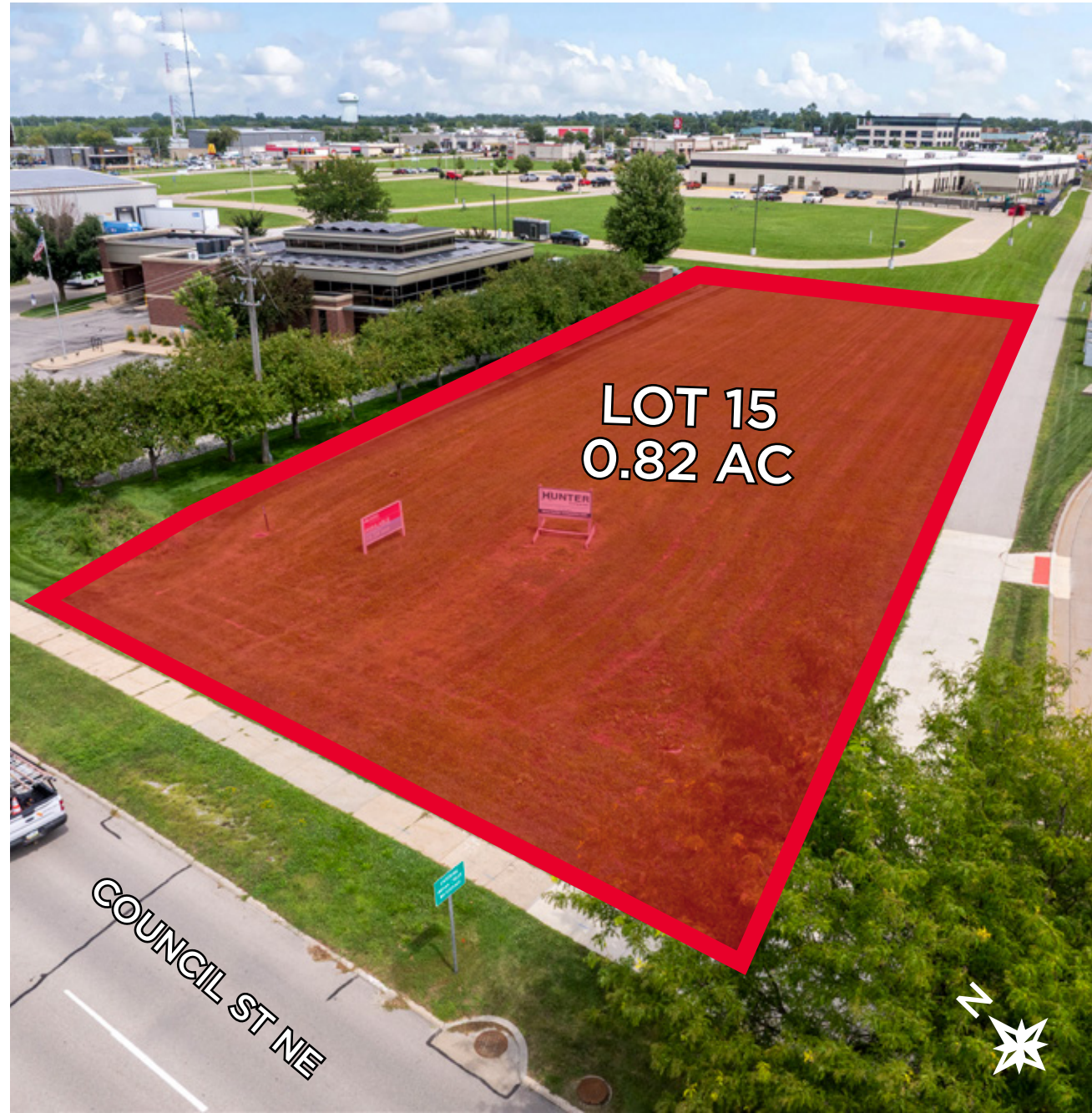


NORTHTOWNE MARKET

LOT 15



- 0.82 AC Lot | 35,719.2 SF
- Located on highly trafficked Blairs Ferry Rd
- Within minutes of I-380 & Hwy 100
- Lot is located near several national retailers, restaurants, and QSRs



NORTHTOWNE MARKET

CEDAR RAPIDS, IA 52402 | WEST FACING AERIAL



NOELRIDGE PARK



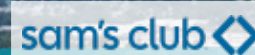
LOT 12

LOT 15

LOT 14

LOT 1

LOT 3



BLAIRS FERRY RD 25,400 VPD



NORTHTOWNE MARKET

CEDAR RAPIDS, IA 52402 | NE FACING AERIAL



COUNCIL ST 13,375 VPD

BLAIRS FERRY RD 25,400 VPD



NORTHTOWNE MARKET

CEDAR RAPIDS, IA 52402 | EAST FACING AERIAL

MARION

LINDALE MALL



HARDING MIDDLE SCHOOL



Kwik Star



Homewood Suites

Radisson

Fairfield



tropical CAFE



LOT 12



MARCUS THEATRES

MERCY HEALTH PLAZA



LOT 3

TAKE 5 PNW

LOT 14



LOT 1



SUBWAY

LOT 15



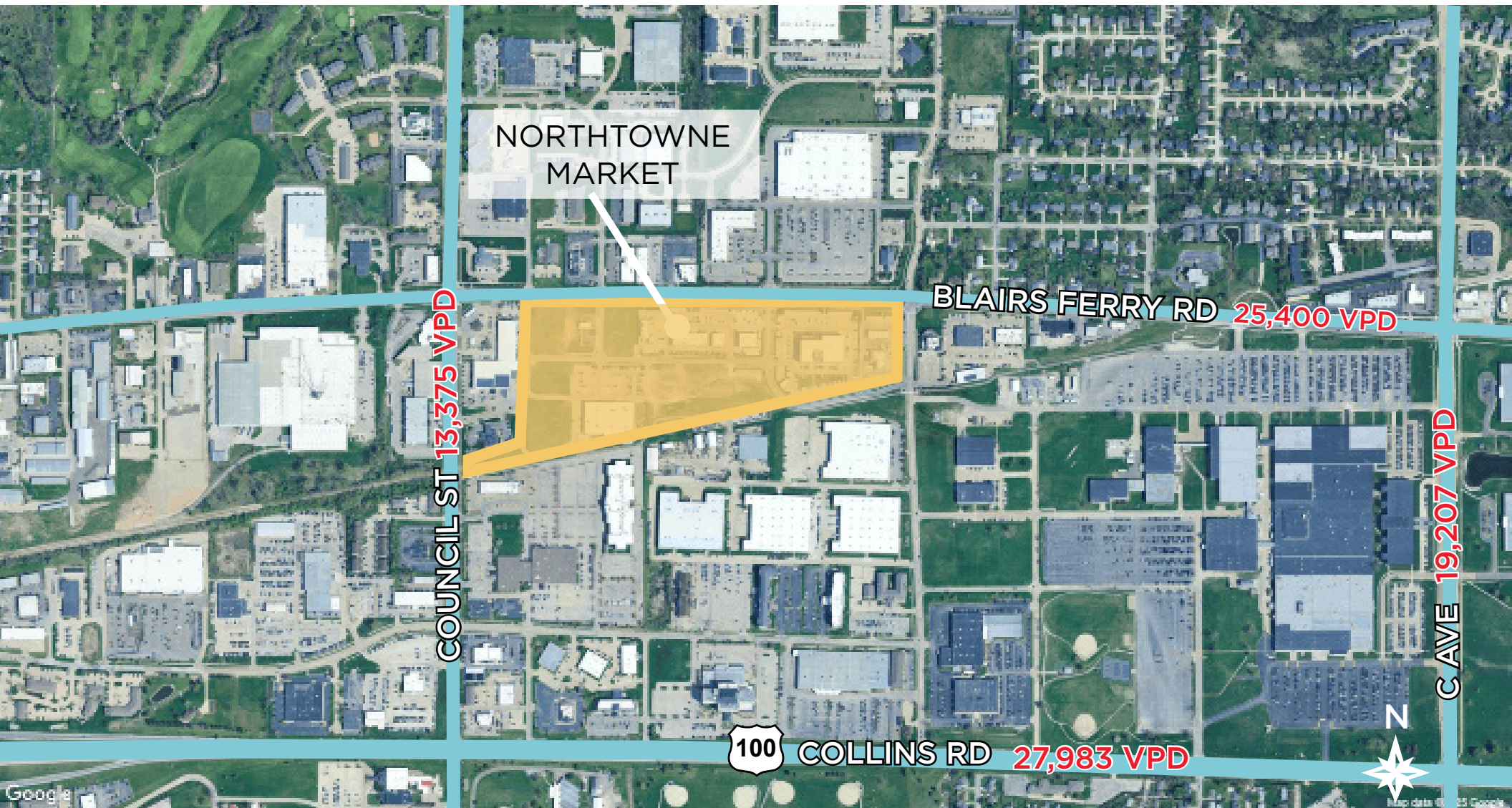
BLAIRS FERRY RD 25,400 VPD

Casey's

COUNCIL ST 13,375 VPD



NORTHTOWNE MARKET AERIAL



NORTHTOWNE MARKET

AERIAL

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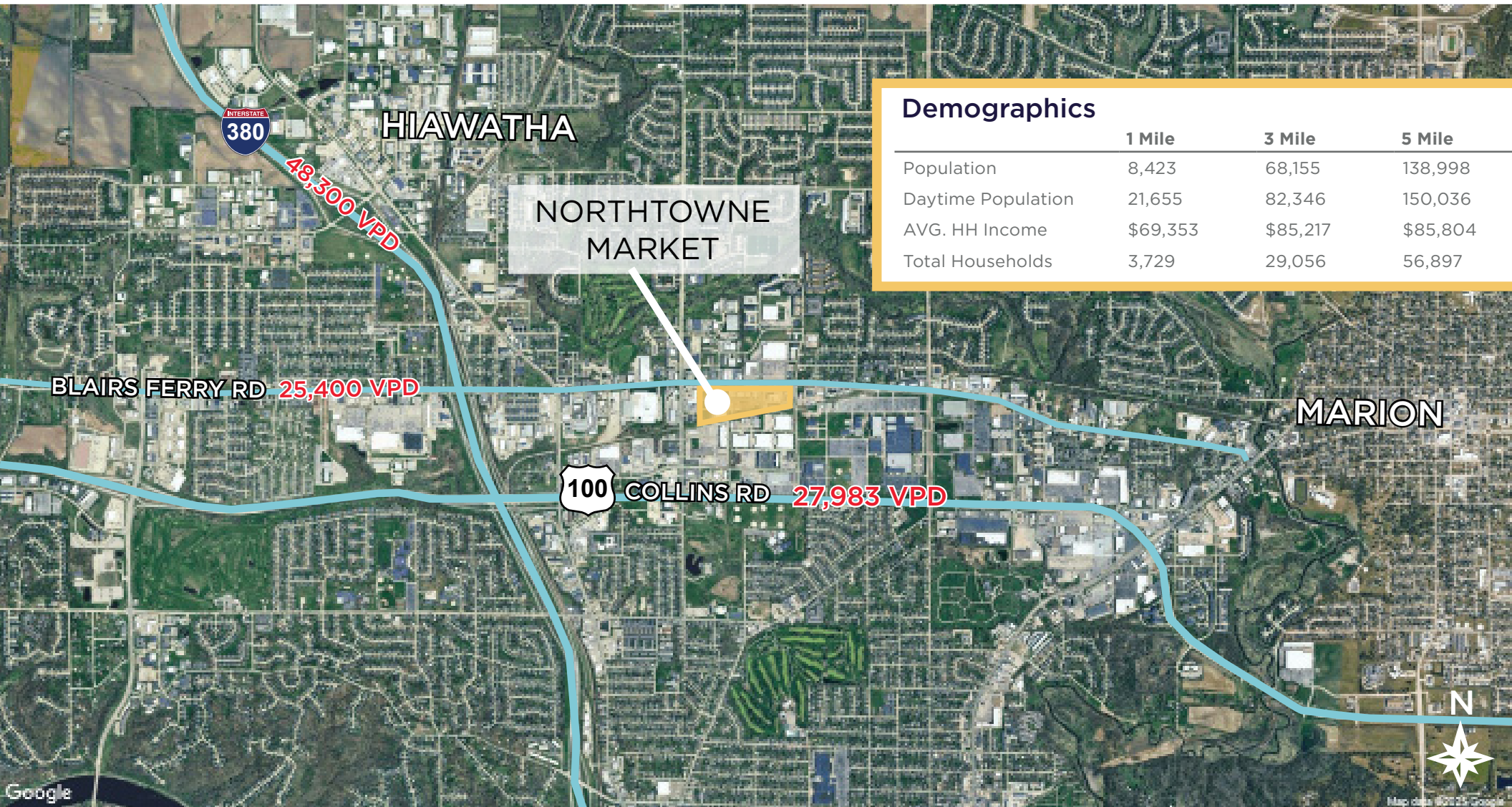
NORTHTOWNE MARKET

AERIAL



CUSHMAN &
WAKEFIELD

Iowa Commercial Advisors



Demographics

	1 Mile	3 Mile	5 Mile
Population	8,423	68,155	138,998
Daytime Population	21,655	82,346	150,036
AVG. HH Income	\$69,353	\$85,217	\$85,804
Total Households	3,729	29,056	56,897

ICR IOWA

Cedar Rapids is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington

487,106
POPULATION

\$1,227,628,806
ANNUAL GOODS EXPORT

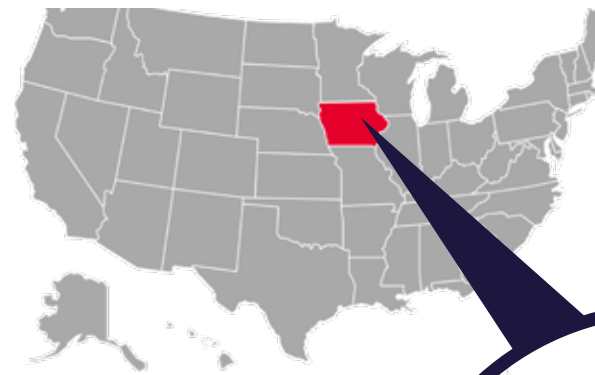
36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



**RANKED #2 BEST COST
OF DOING BUSINESS**



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