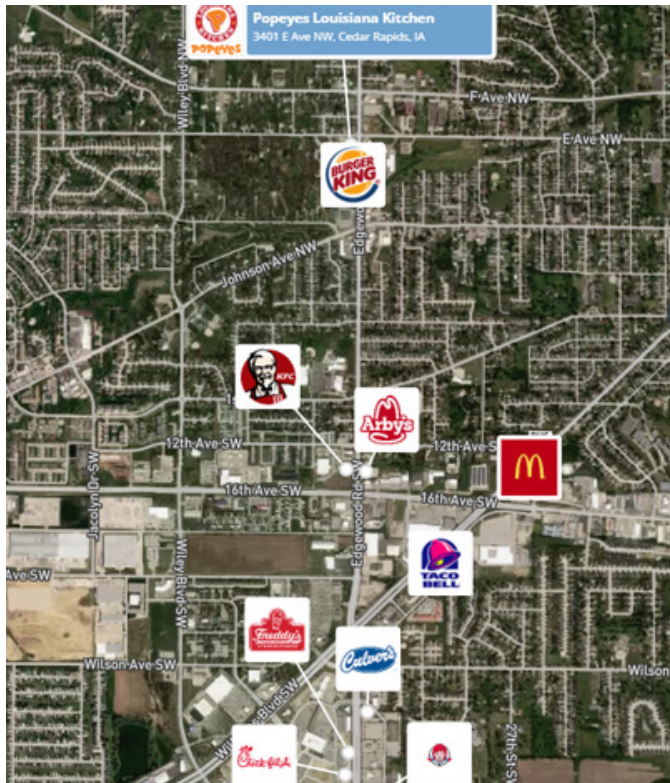
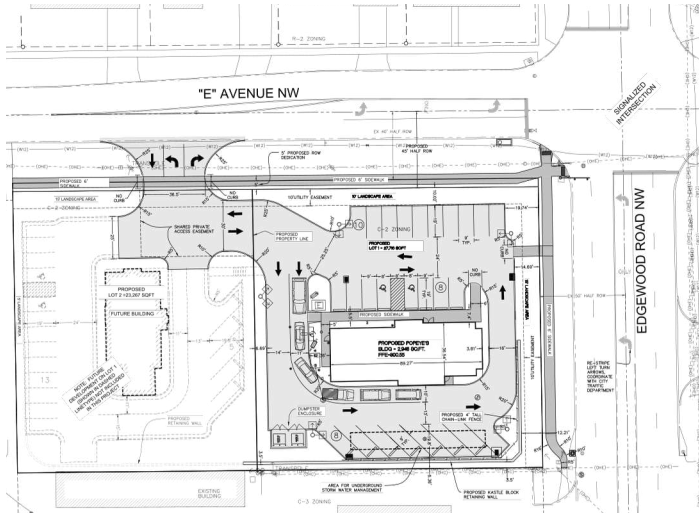




# For Lease / Sale

3401 E Avenue NW, Cedar Rapids, IA 52402

## BUILDING & LOT

Building SqFt: 2,927 SF

Lot Acreage: 1.17 AC

Year Built: 2015

## BUILDING FEATURES

- Freestanding building
- Exterior freestanding signage
- Drive-thru with menu boards
- 20'+ hood, walk-in's & grease trap
- Furniture, fixtures, equipment negotiable

## RECENT ANNUAL TAXES

Current Taxes: \$43,486.00

## DEMOGRAPHICS

Population (3-Mi): 58,032

Avg HH Income (3-Mi): \$84,359

Vehicle Traffic: 24,524 VPD @

E Ave NW & Edgewood Rd NW

## NEARBY TOP-PERFORMING LOCATIONS:

McDonald's: 779.9K | #4 in State

Chick-fil-A: 768.3K | #8 in State

Culver's: 566.4K | #2 in State

Taco Bell: 223K

Burger King: 180.6K

Wendy's: 177.8K

Freddy's: 171.4K

Arby's: 167.5K | #10 in State

KFC: 101.9K

Data Source: Placer.ai



RETAILER MAP

