

1635 & 1639 CENTER ST NE

CEDAR RAPIDS / IOWA, 52402

FOR SALE | +/- 0.551 AC



CENTER ST NE 5,500 VPD



SITE

32ND AVENUE 15,600 VPD

OAKLAND RD NE 15,600 VPD

RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

2720 1st Ave NE, Suite 212
Cedar Rapids, IA 52402
+1 319 229 1003
iowacommercialadvisors.com



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

1635 & 1639 CENTER ST NE

CEDAR RAPIDS / IOWA, 52402

FOR SALE | +/- 0.551 AC

- Great location near 32nd Ave and Oakland Rd NE, Cedar Rapids, IA
- Site: 2 parcels totaling 0.551 acres
- Zoning: Zoned for residential, next to Oakland Road Hy-Vee #5.
- Accessibility: Convenient access to I-380
- Growth Potential: Situated for economic growth and development, enhancing future property value.
- Nearby Amenities: HyVee, Family Dollar, Casey's, Papa Murphy's, Papa John's, and New Pioneer Co-op.



RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

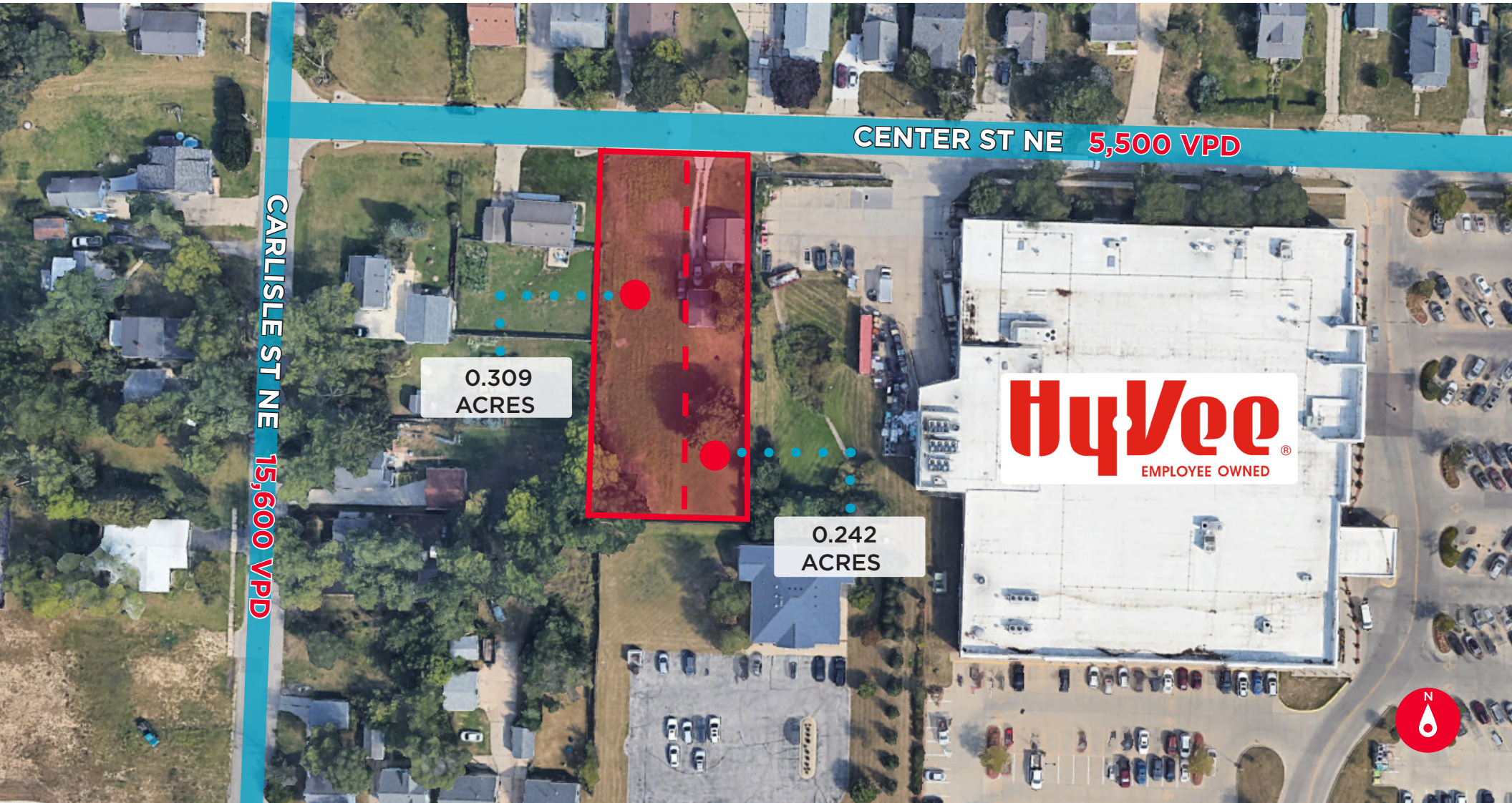
2720 1st Ave NE, Suite 212
Cedar Rapids, IA 52402
+1 319 229 1003
iowacommercialadvisors.com



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

SITE



CENTER ST NE 5,500 VPD

CARLISLE ST NE 15,600 VPD

0.309
ACRES

0.242
ACRES



RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

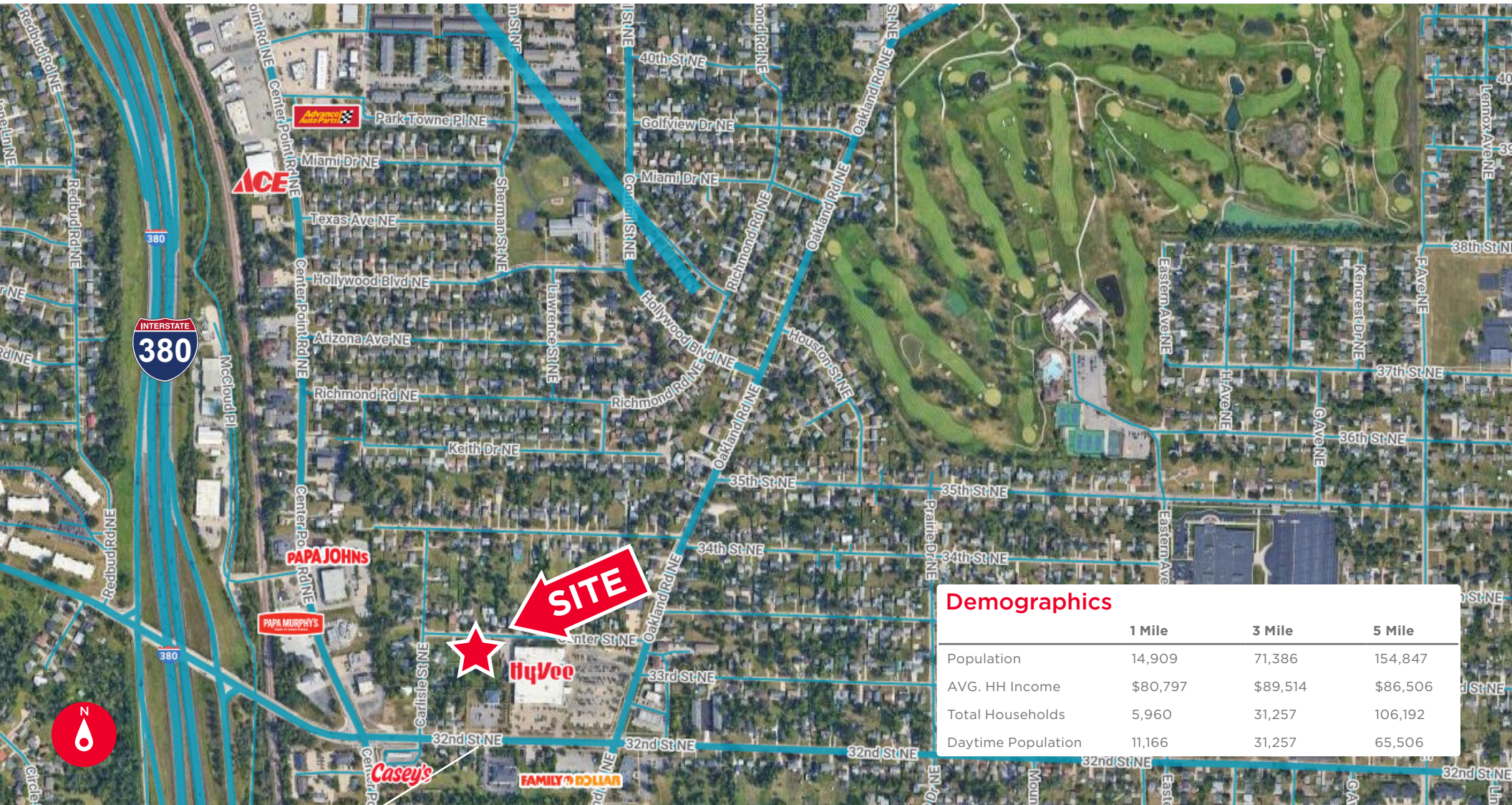
PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

2720 1st Ave NE, Suite 212
Cedar Rapids, IA 52402
+1 319 229 1003
iowacommercialadvisors.com



Iowa Commercial Advisors

AERIAL



Demographics

	1 Mile	3 Mile	5 Mile
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

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

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors