



MULTI-TENANT BUILDING  
**OFFERING MEMORANDUM**  
1065-1067 N CENTER POINT ROAD | HIAWATHA, IA







# PROPERTY OVERVIEW

## Property Details

Address	1065-1067 N Center Point Road Hiawatha, IA 52233
Building Size	9,045
Occupancy	100%
Year Built	2005
Parcel #	11321-26011-00000
Lot Size	0.630 Acres
County	Linn
Legal Description	LONGFELLOW SQUARE 5TH
Zoning	Commercial
Property Taxes	\$34,154
NOI	\$109,856.64
CAP Rate	6.75%
Offering Price	\$1,625,000

Outstanding investment opportunity on North Center Point Road. This 100% leased to high-quality tenants on NNN leases with annual rent escalations, the property offers secure, predictable cash flow. The modern, masonry building has been fully remodeled in recent years and is very well maintained. It offers great access to I-380, ideally positioned near the intersection of North Center Point Road and Boyson Road. This asset combines strong tenancy, prime location, and long-term stability.





# TENANT SUMMARY & FINANCIALS





## TENANT SUMMARY



### NRG Media

NRG Media, headquartered in Cedar Rapids, Iowa, owns and operates 32 radio stations across Nebraska, Iowa, Illinois, and Wisconsin, alongside nationwide digital marketing services. Established in 2005, NRG Media delivers trusted local content—radio remains a credible source for 75% of the population (2024 AudienceSCAN)—while enriching the communities it serves. From Omaha’s vibrant business hub to Lincoln’s “Silicon Prairie” and Central Nebraska’s Tri-Cities, NRG Media reaches diverse Midwestern audiences. Their full suite of digital marketing services—including display, video, streaming TV, audio, SEM, social, YouTube, email, and website development—combines creativity with strategy to help brands connect, engage, and grow.



### Next Generation Wealth dba Jennessey Business Advisors

Jennessey Business Advisors is a professional firm specializing in connecting business sellers and buyers. With over two decades of experience, the company offers confidential and personalized services to facilitate smooth transitions during business acquisitions or exits. For sellers, their expertise includes business valuation, confidential marketing, and expert negotiations, while for buyers, they provide access to well-vetted business opportunities and assistance with seamless transitions. The firm also connects both parties with essential legal and financial professionals, ensuring a comprehensive approach to every transaction.



# RENT ROLL

Tenant Name	Area (SF)	Lease Dates		Rent			
		Start	End	Date	Monthly	Annual	Per SF
NRG Media	6,945	12/15/2018	2/14/2030	2/15/2025	\$6,675.64	\$80,107.68	\$11.53
				2/15/2026	\$6,809.15	\$81,709.80	\$11.77
				2/15/2027	\$6,945.33	\$83,343.96	\$12.00
				2/15/2028	\$7,084.24	\$85,010.88	\$12.24
Next Generation Wealth	2,100	9/10/2024	11/30/2028	12/1/2024	\$2,266.25	\$27,195.00	\$12.95
				12/1/2025	\$2,345.57	\$28,146.84	\$13.40
				12/1/2026	\$2,427.66	\$29,131.92	\$13.87
				12/1/2027	\$2,512.63	\$30,151.56	\$14.36
Total SF: 9,045		WALT: 4.18		NOI: \$107,302.68			



# ASSET OVERVIEW





1065-1067 N Center Point Road | Hiawatha, IA

## PROPERTY PHOTOS



417 1<sup>st</sup> Avenue SE | Cedar Rapids, IA 52401

[wsgcre.com](http://wsgcre.com)





# AERIAL MAP







# PARCEL MAP



Sewer Easement - Varies

**SITE**

Parcel 11321-26011-00000

Utility Easement - 10 Ft



# MARKET SUMMARY







# CEDAR RAPIDS MSA OVERVIEW

Hiawatha, part of the Cedar Rapids MSA, is a thriving community that combines small-town accessibility with the advantages of a major metro area. Residents enjoy a high quality of life supported by affordable housing, strong schools, and abundant parks and trails. Its convenient location just off I-380 provides seamless connectivity to Cedar Rapids, the Eastern Iowa Airport, and regional business hubs. With a welcoming atmosphere and growing commercial base, Hiawatha continues to be an attractive place to live, work, and invest within the Cedar Rapids metropolitan area.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

## Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

## Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150





# DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	8,254	41,092	70,637
	2025 Population	4,687	45,049	101,906
	Annual Population Growth Rate	0.06%	0.34%	0.17%
	2025 Median Age	37.5	39.9	39.3
	2025 Total Households	2,086	18,707	43,353
	Annual Household Growth Rate	0.20%	0.54%	0.33%
	2025 Average Household Income	\$77,552	\$119,002	\$105,244
	Daily Traffic Count: 7,700 VPD			





# CONTACTS



**Tiffany Earl Williams**

Managing Partner/Owner Agent  
*Licensed Realtor in the State of Iowa*  
tiffanywilliams@wsgcre.com  
319-675-1694



**Josh Seamans, CCIM**

Managing Partner/Owner Broker  
*Licensed Realtor in the State of Iowa*  
joshseamans@wsgcre.com  
319-675-1694



**Gabe Golberg**

Vice President/Partner Agent  
*Licensed Realtor in the State of Iowa*  
gabegolberg@wsgcre.com  
319-675-1694



**Phil Williams**

Managing Partner/Owner Agent  
*Licensed Realtor in the State of Iowa*  
philwilliams@wsgcre.com  
319-675-1694