

For Sublease

CBRE

Former Restaurant

1925 7th Avenue | Marion, IA 52302

www.cbre.com/desmoines



Property Overview

Former KFC for sublease along one of Marion's primary retail corridors, one block north of the city's primary east-west connectors/Hwy Business 151. Nearby businesses include: Hy-Vee Fast & Fresh, Dollar Tree, Starbucks, O'Reilly Auto Parts, Papa Johns, Wrigleyville Sports Pub, Lebeda, Walgreens, Cedar Rapids Bank & Trust, and Unity Point Clinic.

2,808 SF

0.40 Acres

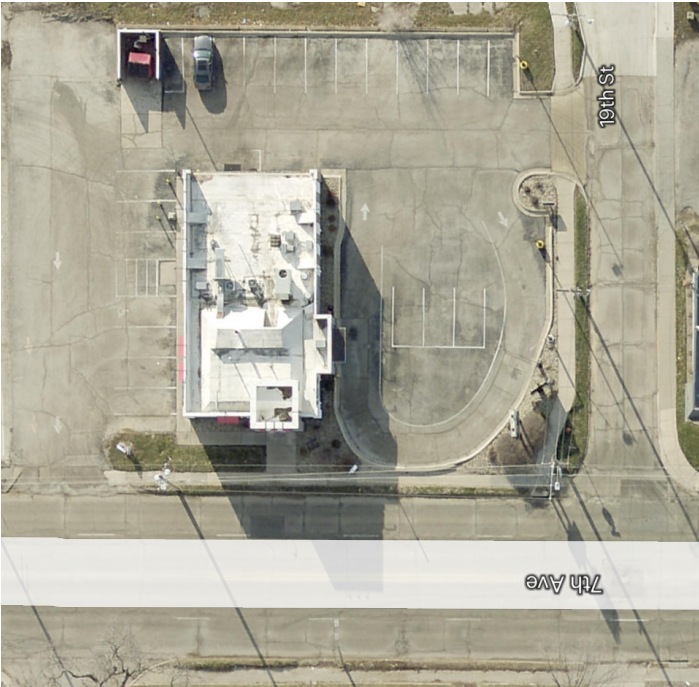
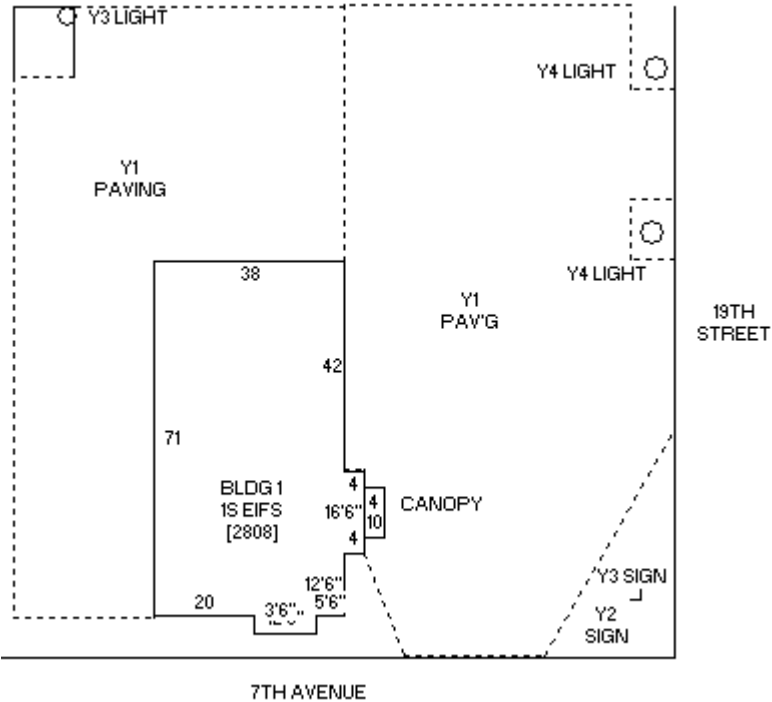
Building Features

- + Drive-thru and 24 parking spaces
- + Built in 1975 and remodeled in 2007 and 2022
- + Large pylon sign on corner
- + High visibility and traffic, with over 15,800 VPD
- + Walking distance to parks and bike trail

Sublease Rate

- + Negotiable
- + Primary lease expires in 2034

Property Overview



Former Restaurant
1925 7th Avenue | Marion, IA 52302

For Sublease

Location



Contact Us

Michael A. Smith

Vice President

+1 515 975 1112

mike.smith8@cbre.com

Licensed in the State of Iowa

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/desmoines

CBRE