

For Sublease

CBRE

# Former Restaurant

1925 7th Avenue | Marion, IA 52302

[www.cbre.com/desmoines](http://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.

## 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

# 2,808 SF

0.40 Acres

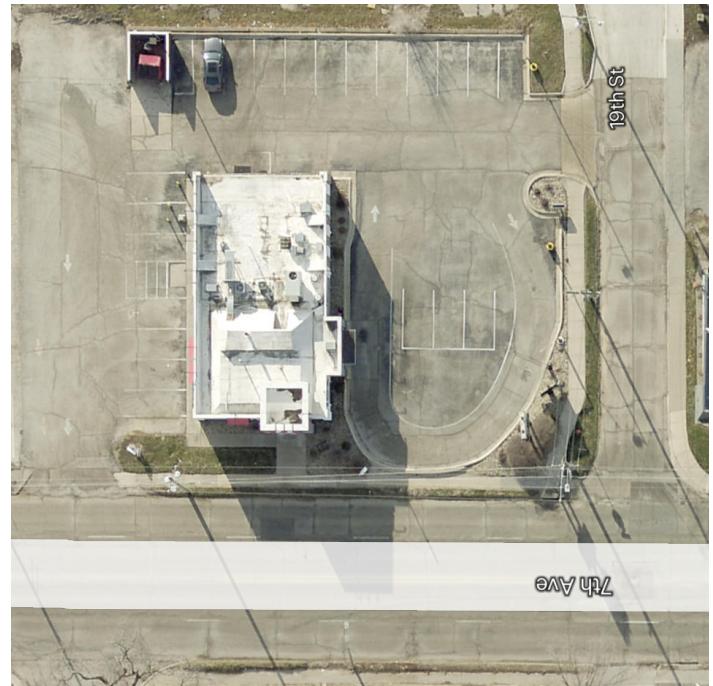
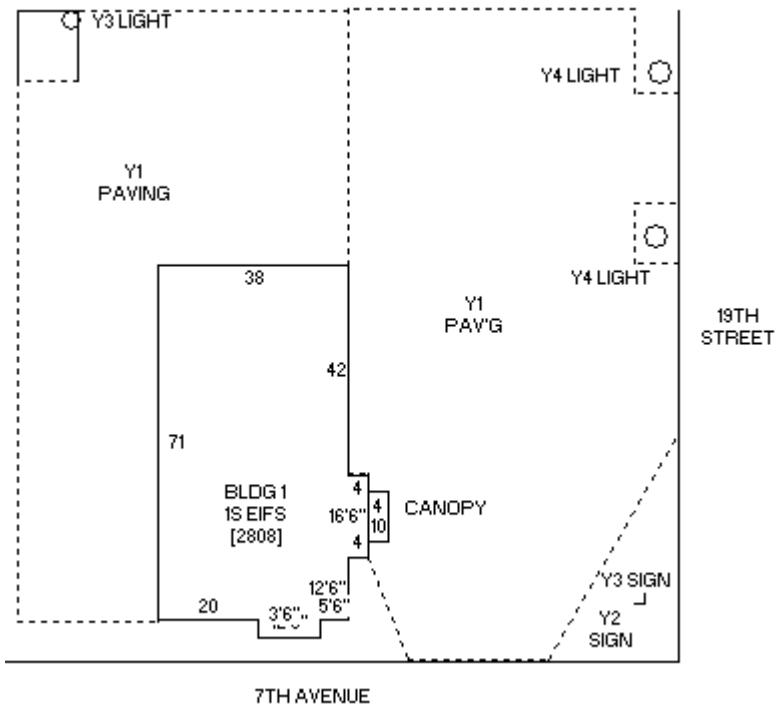
## Sublease Rate

- + Negotiable
- + Primary lease expires in 2034

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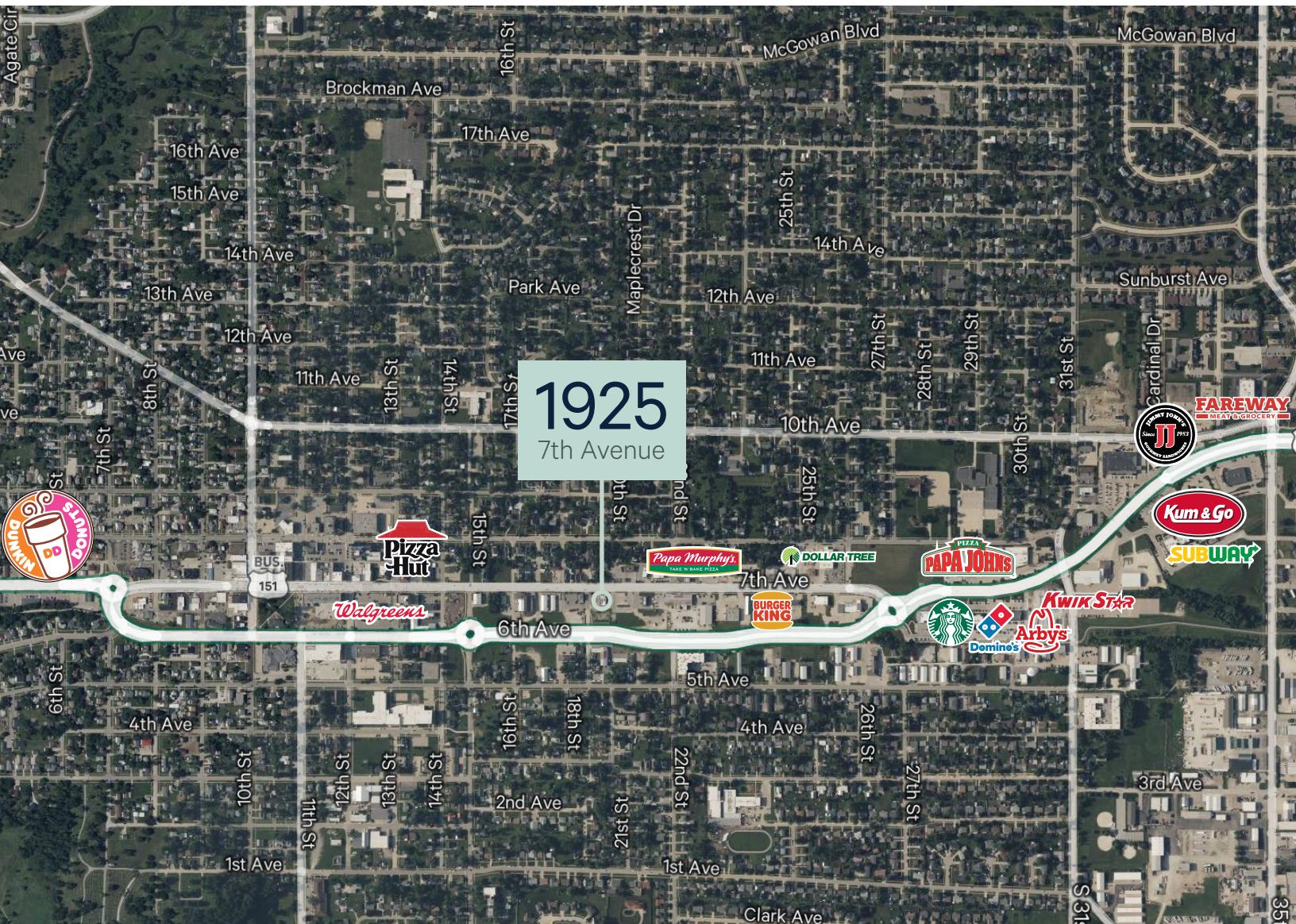
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# Location



## Contact Us

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