

225 W VIKING ROAD

HWY 58 & VIKING ROAD CEDAR FALLS, IOWA

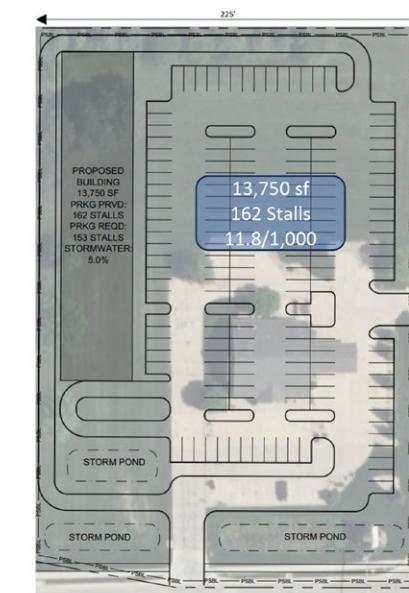
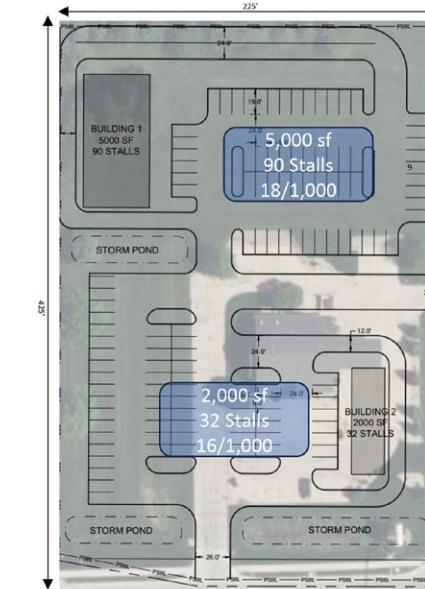
- Prime Retail Opportunity along the Viking Road Corridor
- 2.7-Acre Land Parcel Available for Sale
- Located on a signalized intersection with direct visibility to Viking Road
- National retailers around the site, include: Walmart, Blain's Farm & Fleet, Target, Scheels, Michaels, and Menards
- Major improvements at Highway 58 & Viking Road recently completed (\$40M)
- **Sale Price: \$24.00 PSF, NNN**

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	3,543	31,430	69,235
AVERAGE HH INCOME	\$130,910	\$104,641	\$107,166
MEDIAN AGE	42.9	32.3	34.4

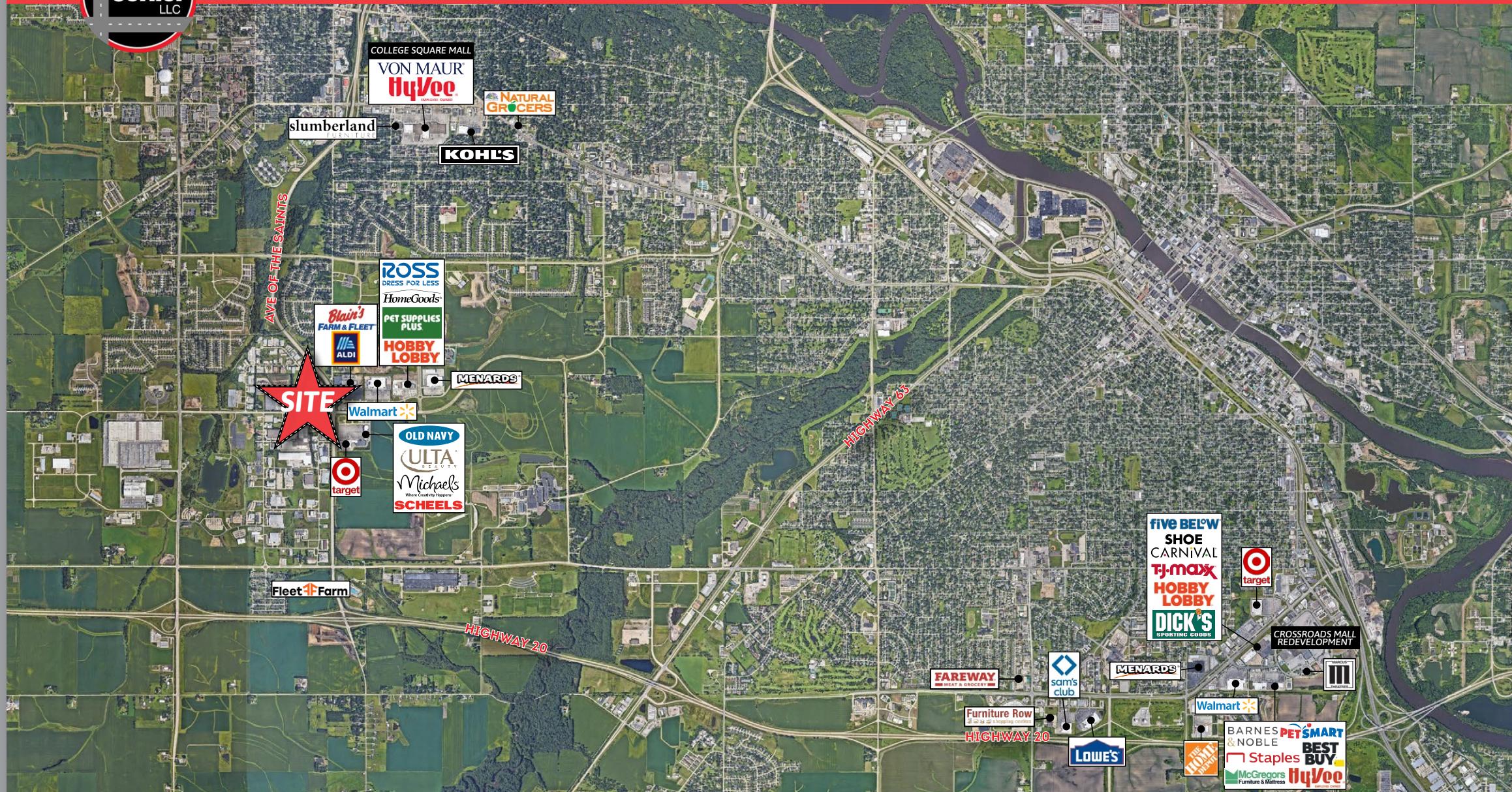


POTENTIAL SITE PLANS





225 W Viking Road | Cedar Falls, IA



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