

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 visiblity 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**

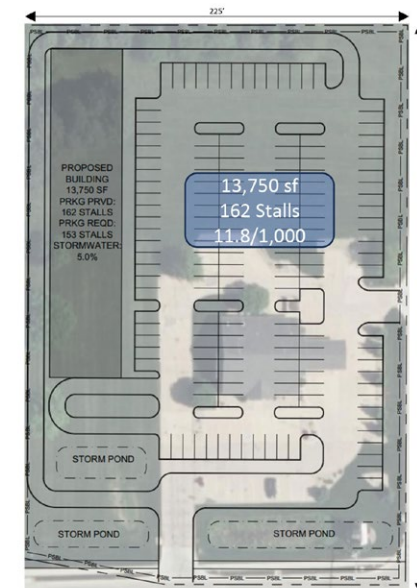
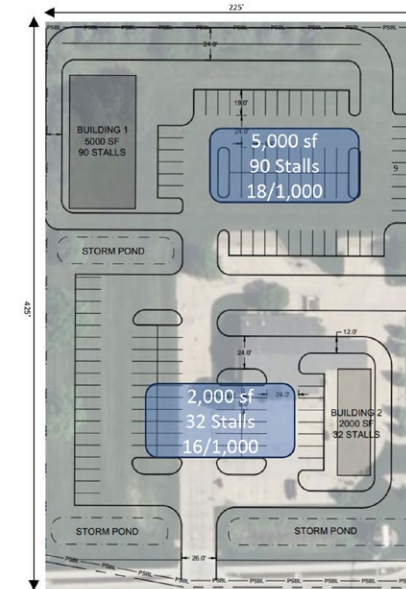
DEMOGRAPHICS			
	1-MILE	3-MILE	5-MILE
POPULATION	3,543	31,430	69,235
AVERAGE HH INCOME	\$130,910	\$104,641	\$107,166
MEDIAN AGE	42.9	32.3	34.4



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POTENTIAL SITE PLANS





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CONTACT HARDCORNER TEAM:

John Dewhurst, President
402.880.8787
john@hardcornerllc.com

Paul Mulligan, Vice President
402.490.1818
paul@hardcornerllc.com

OMAHA, NEBRASKA
WWW.HARDCORNERLLC.COM