



218

9040 Earhart Ln Sw

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Cedar Rapids, IA 52404

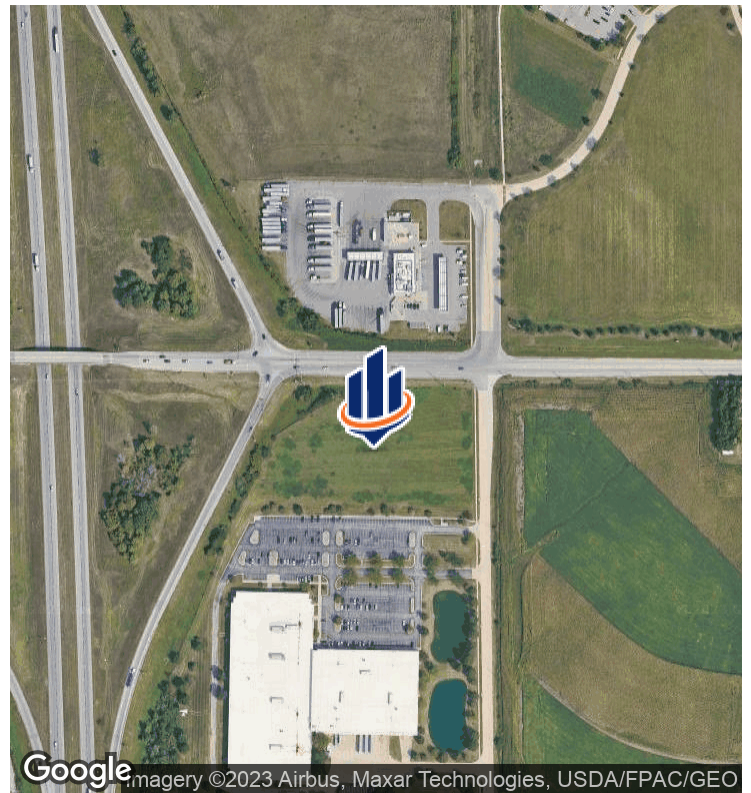
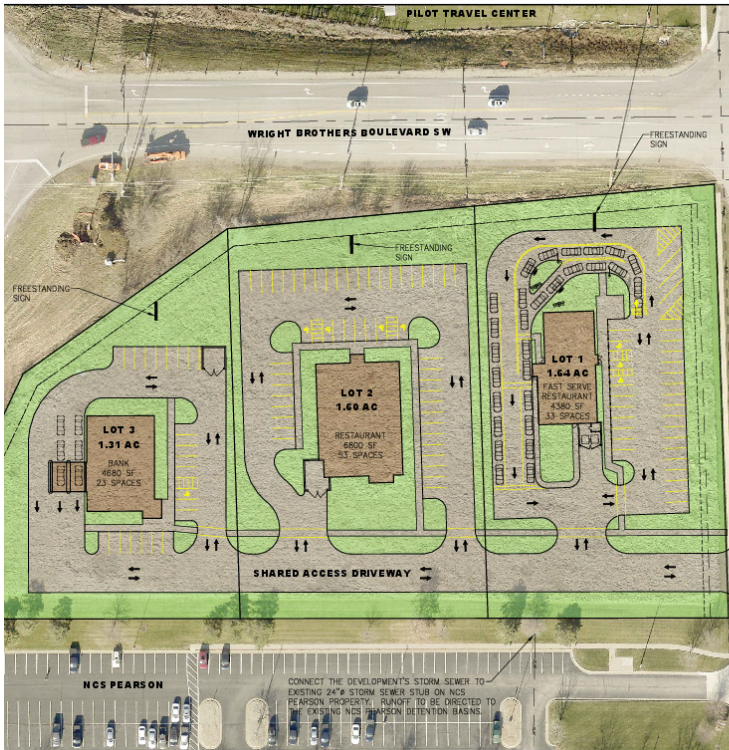
PRESENTED BY:

**HEATH D. BULLOCK, CCIM,
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Lot 1 - \$16/SF
	Lot 2 - \$14/SF
	Lot 3 - \$16/SF
LOT SIZE:	4.55 Acres
MARKET:	South Cedar Rapids
APN:	192820100100000

PROPERTY OVERVIEW

Lot 1 - 1.64 Acres	\$16 Per SF
Lot 2 - 1.60 Acres	\$14 Per SF
Lot 3 - 1.31 Acres	\$12 Per SF

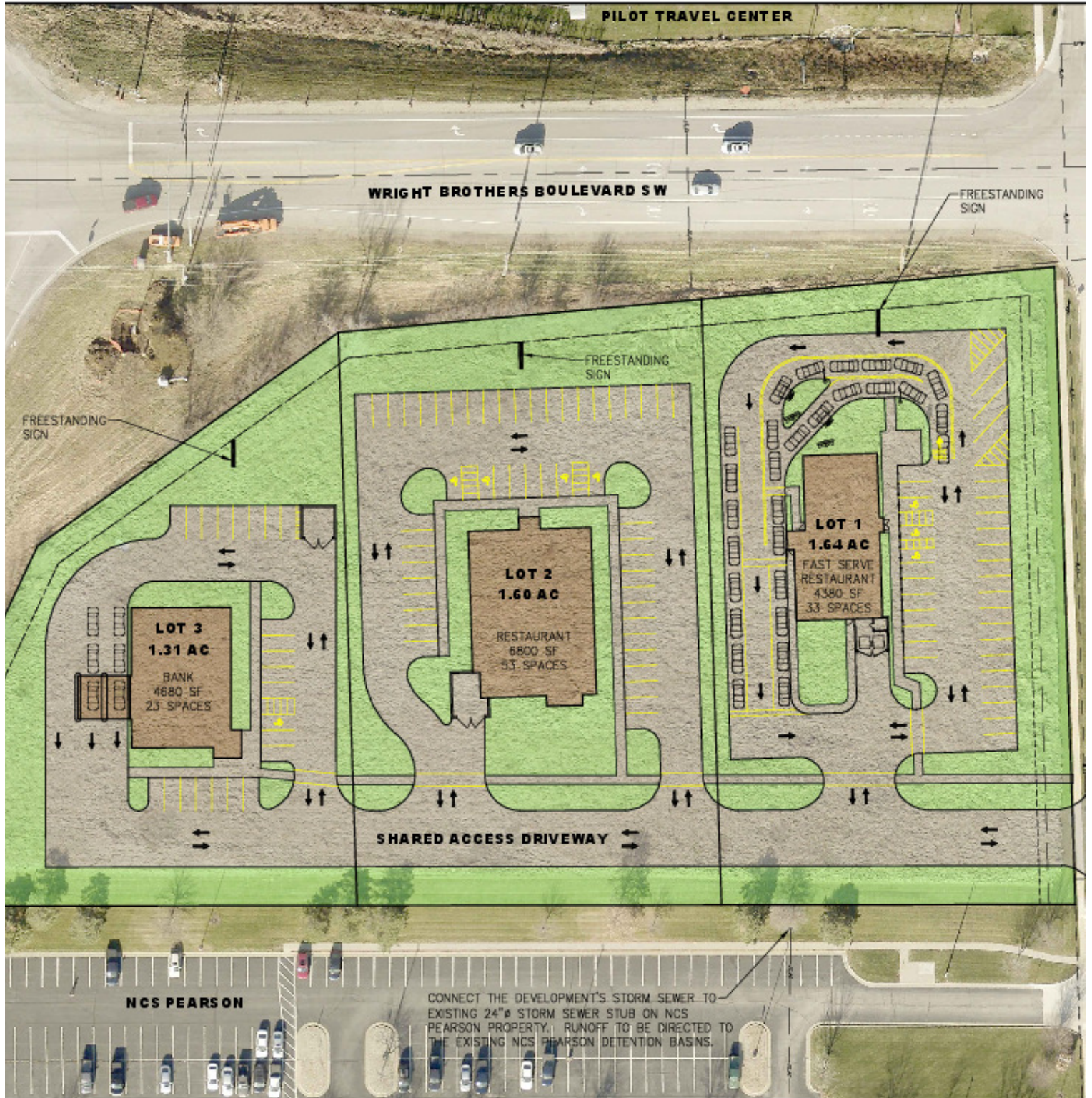
- Great location and exposure along I-380 and Wright Brothers Blvd in the heart of the Cedar Rapids and Iowa City corridor
- Surrounding businesses include: NCS Pearson, FedEx, Pilot, HR Green, Design Engineering, McDonalds, Subway, Arby's, and Dunkin'. This retail node will serve Prairie High School and over sixty acres (over 600 new households) of residential development to the east.
- Close in proximity to the Eastern Iowa Airport (2.5 miles) and easily accessible to I-380 / Avenue of Saints and I-80

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SITE PLAN



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RETAILER MAP

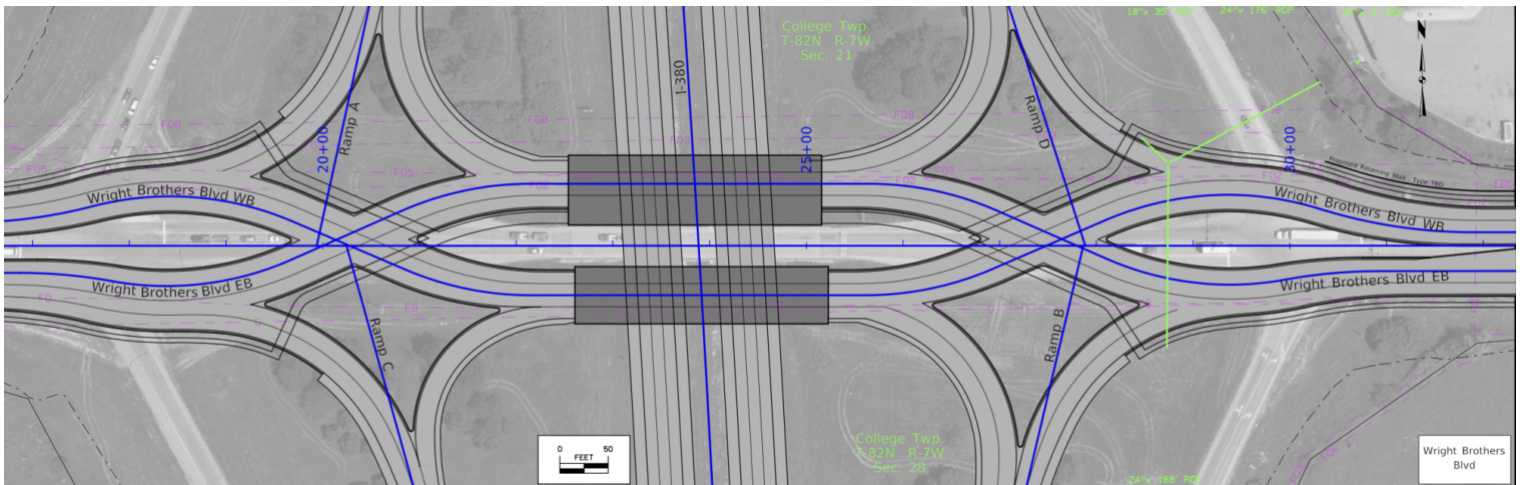
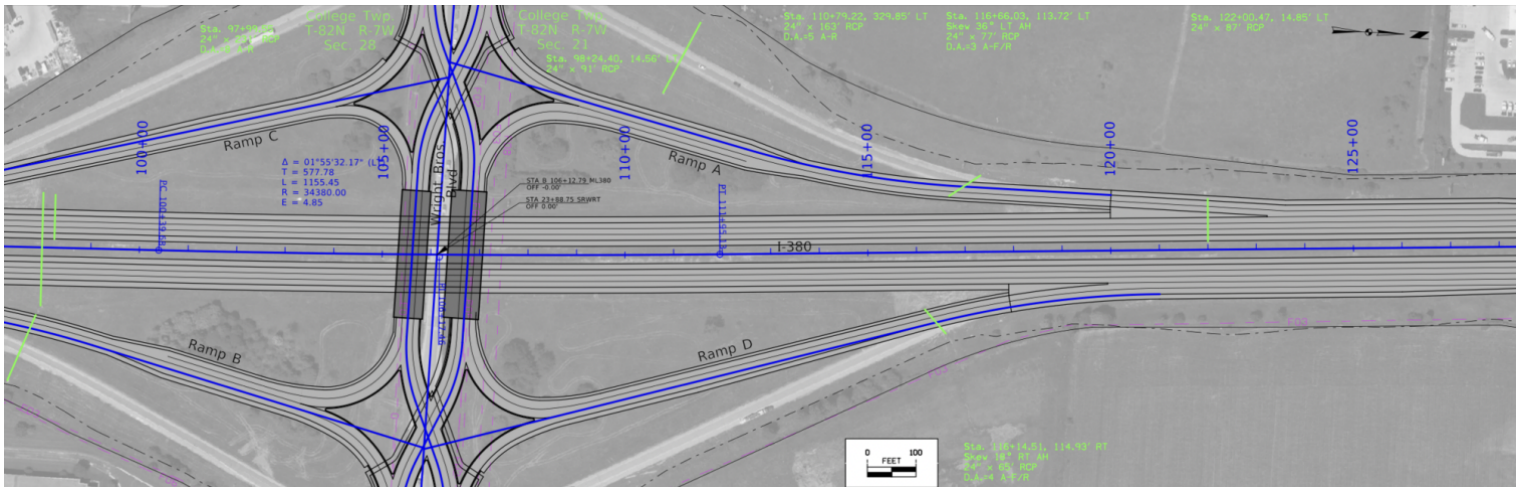


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I-380 FUTURE PLANS

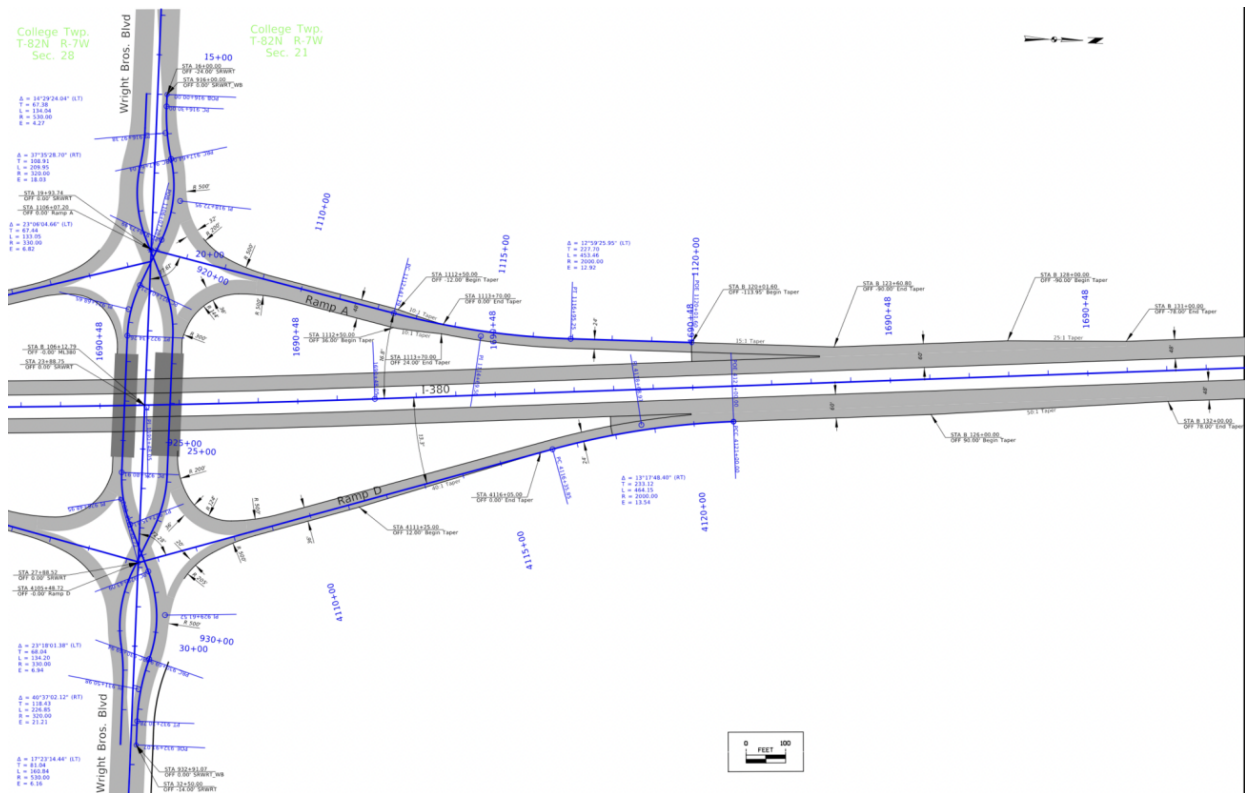
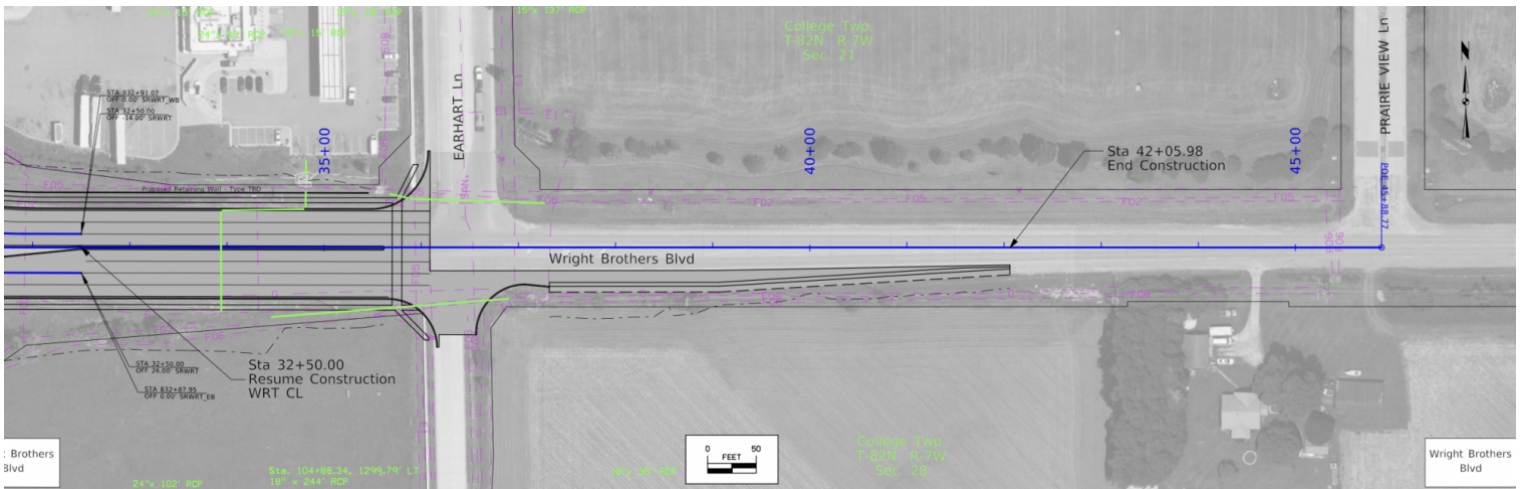


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I-380 FUTURE PLANS



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DEMOGRAPHIC SUMMARY

Polygon

Area: 169.21 square miles

KEY FACTS

143,849

Population



61,357

Households

38.5

Median Age

\$52,823

Median Disposable Income

EDUCATION

5%

No High School Diploma



27%

High School Graduate



35%

Some College



33%

Bachelor's/Grad/Prof Degree

INCOME



\$61,198

Median Household Income



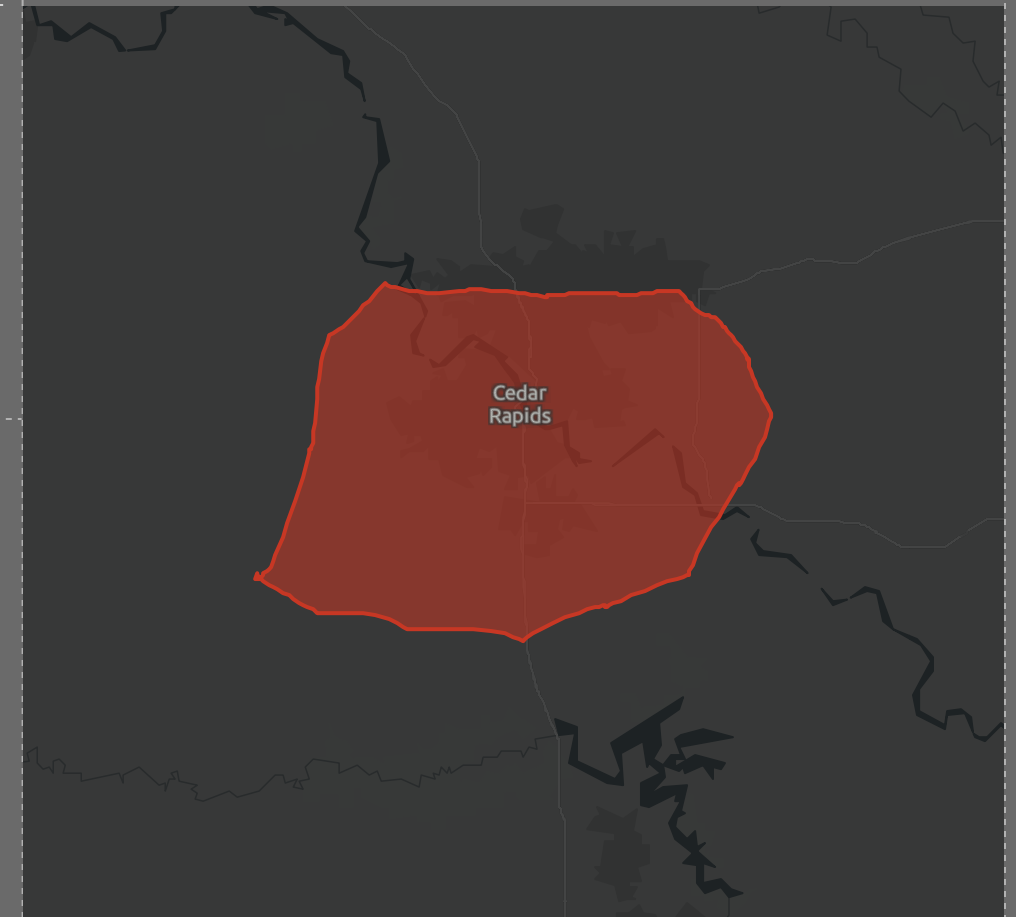
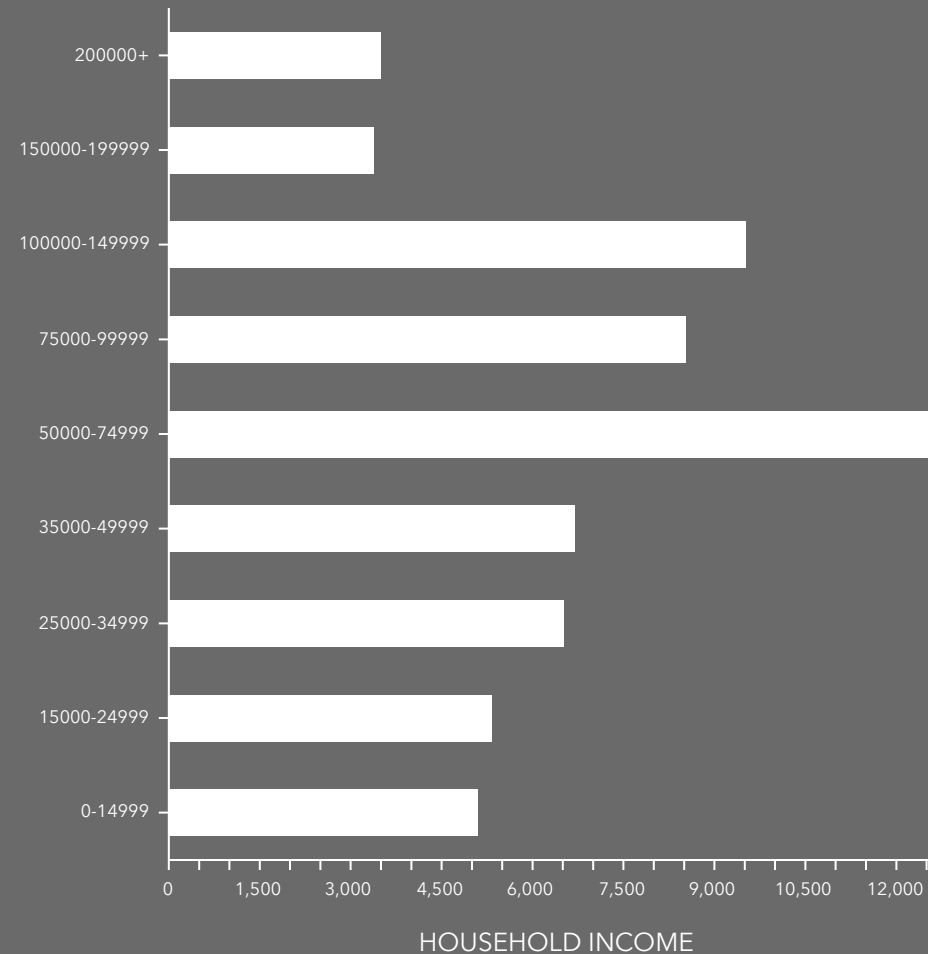
\$36,855

Per Capita Income



\$146,060

Median Net Worth



EMPLOYMENT



63%

White Collar



25%

Blue Collar



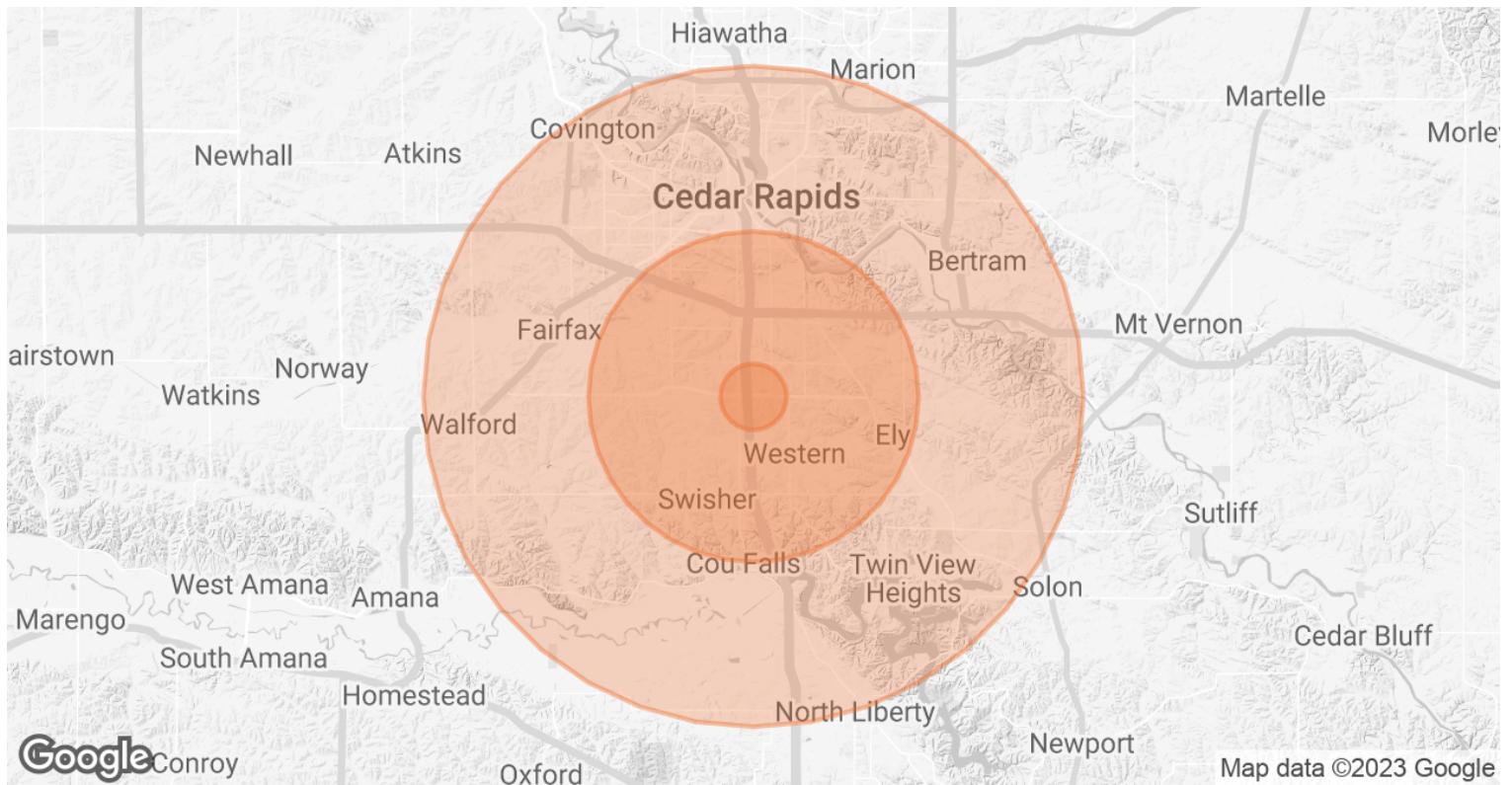
15%

Services

2.4%

Unemployment Rate

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	125	25,259	150,790
AVERAGE AGE	37.6	36.1	38.6
AVERAGE AGE (MALE)	36.4	36.0	37.7
AVERAGE AGE (FEMALE)	40.4	36.0	39.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	55	11,107	67,124
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$103,496	\$75,196	\$79,287
AVERAGE HOUSE VALUE	\$226,315	\$168,534	\$175,380

* Demographic data derived from 2020 ACS - US Census

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