

# 1ST AVENUE COMMERCIAL PROPERTY FOR SALE

3223 1st Ave SE

Size: 4,085 SF

**3223 1ST AVE SE**  
CEDAR RAPIDS, IA 52402



**ADAM GIBBS, SIOR**

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**MICHAEL GIBBS**

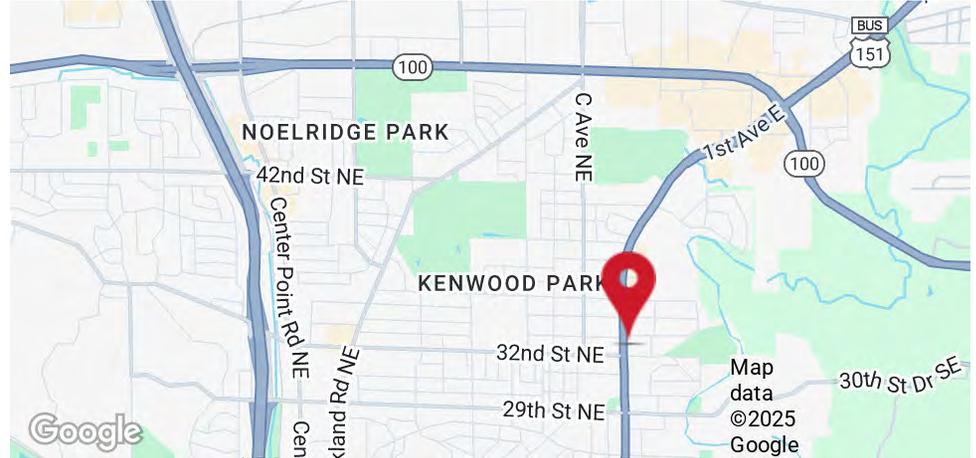
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427 1ST STREET SE, SUITE 200, CEDAR RAPIDS, IA 52401 | 319.731.3400 | GLDCOMMERCIAL.COM



**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

Sale Price:	\$445,000
Net Real Estate Taxes:	\$6,740.00
Building Size:	4,085 SF
Lot Size:	0.385 Acres
Price / SF:	\$108.94
Year Built:	1920
Zoning:	Traditional Mixed Use Center

**LOCATION OVERVIEW**

Highly visible 1st Avenue location with easy access to I-380 and Hwy 100.

**PROPERTY OVERVIEW**

Prime commercial property available for sale along the high-traffic 1st Avenue corridor in Cedar Rapids. This site offers excellent visibility and access, ideal for retail, office, or redevelopment opportunities. The building features ample parking and flexible interior space to accommodate a range of users. Located in a strong trade area surrounded by national retailers, medical offices, and service providers.

**PROPERTY HIGHLIGHTS**

- Retail, office or redevelopment opportunity
- Highly visible 1st Avenue location

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

EXTERIOR PHOTOS



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ADDITIONAL PHOTOS



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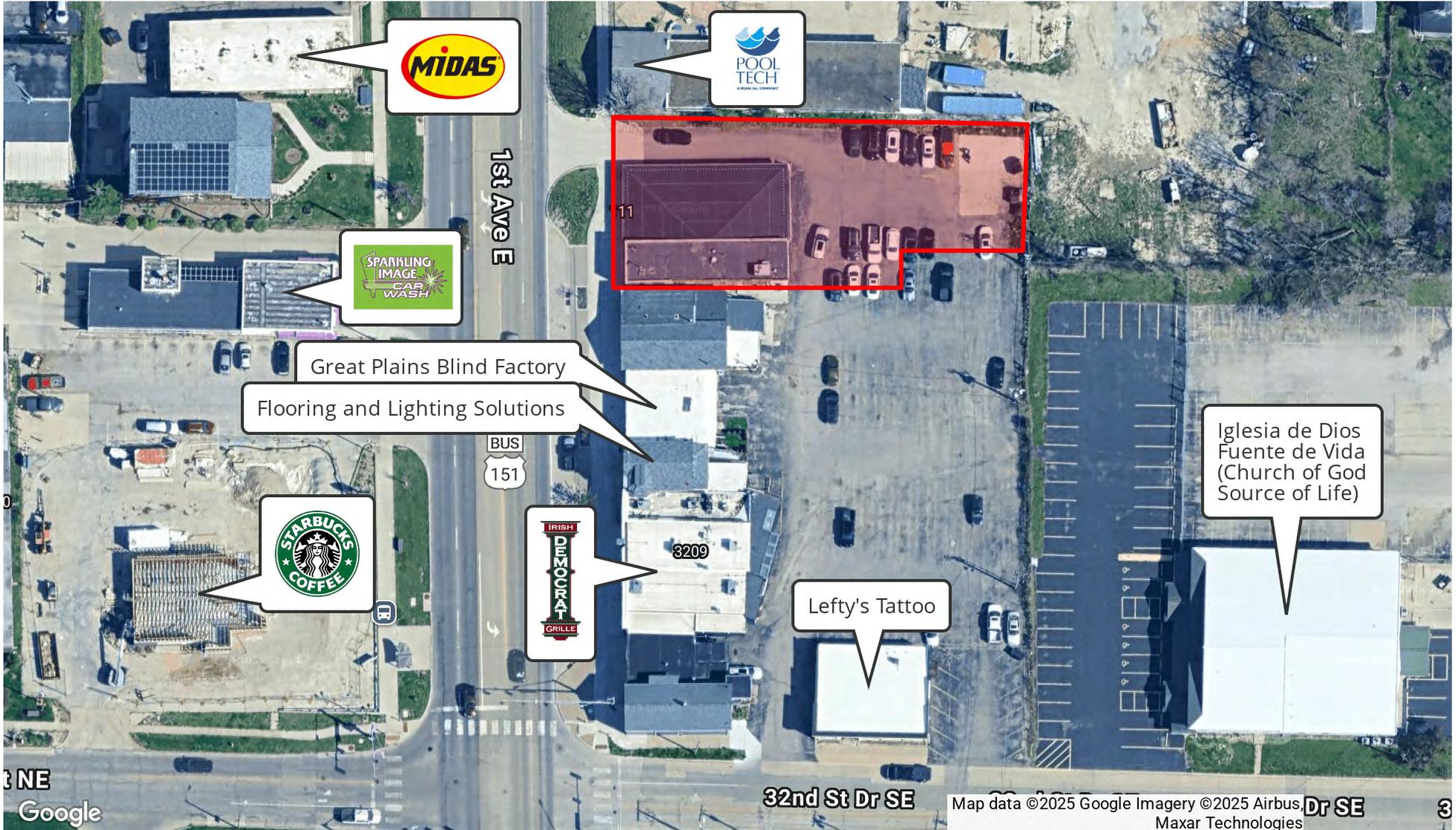
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AERIAL MAP



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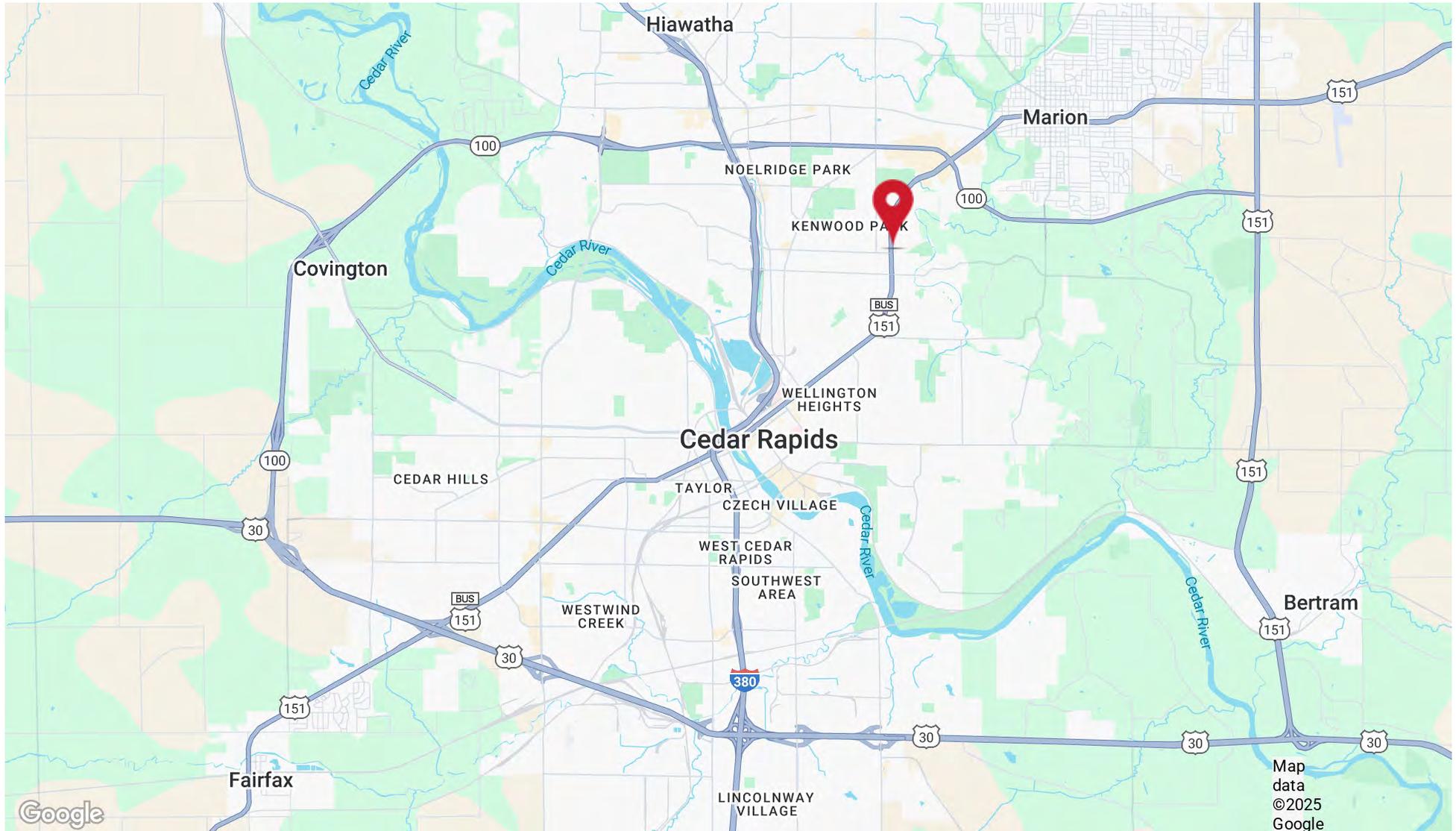
RETAILER MAP



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**LOCATION MAP**



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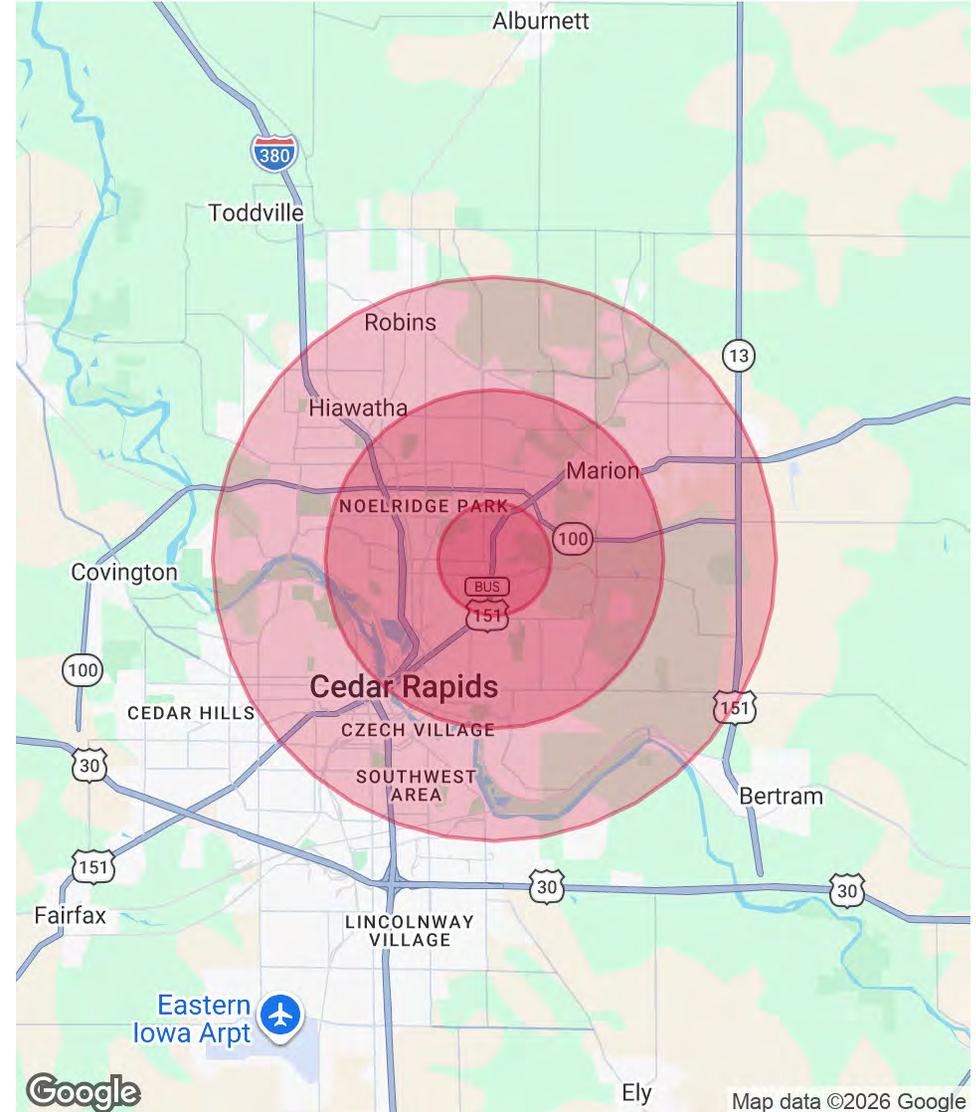
**DEMOGRAPHICS MAP & REPORT**

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,998	75,432	144,109
Average Age	42	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,426	33,269	60,774
# of Persons per Household	2	2.3	2.4
Average Household Income	\$76,839	\$88,290	\$95,287
Average House Value	\$188,979	\$220,117	\$235,106

*Demographics data derived from AlphaMap*



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SERVICE PROVIDERS



**AVERAGE UTILITY BILLING**

Alliant Energy - Electric: \$609/month  
MidAmerican Energy - Gas: \$196/month  
Cedar Rapids Water: \$88/month

Averages as of June 6, 2025

**INTERNET/PHONE PROVIDERS**

Mediacom Business (877) 464-1808  
Lumen (800) 871-9244  
Aureon (800) 469-4000  
Segra (formerly Unite Private Networks)  
(833) 467-3472

**TEXT HEADLINE**

\*All information is deemed reliable but not guaranteed. It is the responsibility of the buyer to do their own due diligence.

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