



DRIVE-THRU RETAIL SPACE AVAILABLE | WILLIAMS PLAZA

FOR LEASE

3315 WILLIAMS BLVD SW | CEDAR RAPIDS, IA 52404



WSG
CRE

SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details

Address	3315 Williams Blvd SW Cedar Rapids, IA 52404
Building Size	9,030 SF
Space Available	1,506 SF
Year Built	2004
Lot Size	1.25 AC
Legal Description	WILLIAMS PLAZA 3RD STR/LB 2
Zoning	S-MC
County	Linn
Parcel #	143125101400000
County	Linn
Traffic Counts	Williams Blvd (13,900 VPD)
Est. Op Ex	\$6.61 PSF
Lease Rate	\$15.50 PSF / NNN

End-cap suite with drive-thru available for lease at Williams Plaza, a well-established neighborhood retail center located at 3315 Williams Boulevard SW in Cedar Rapids. The former restaurant space, constructed in 2004, offers an excellent opportunity for restaurant, retail, or service users seeking a highly visible location along one of the city's primary west-side commercial corridors. The property benefits from outstanding frontage and easy access on Williams Boulevard, which carries approximately 13,900 vehicles per day.

The surrounding corridor has experienced substantial reinvestment, highlighted by the \$90 million redevelopment of Westdale Town Center. Anchored by JCPenney, Ross Dress for Less, Burlington, and PetSmart, the shopping center attracts approximately 4.6 million annual visits—a 17% increase year over year—creating strong consumer traffic and continued momentum for businesses in the area.





EXTERIOR PHOTOS



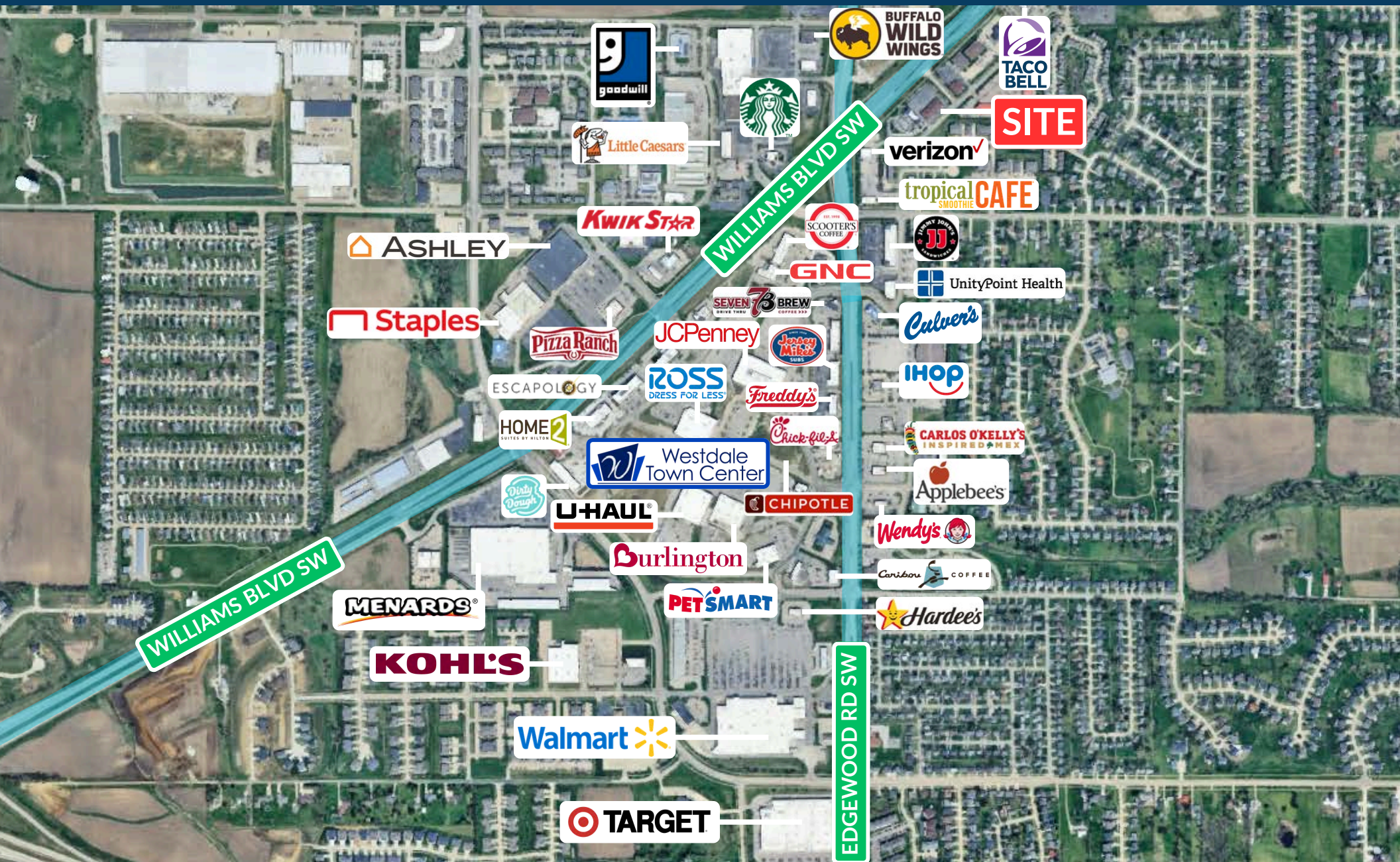


INTERIOR PHOTOS





AERIAL MAP



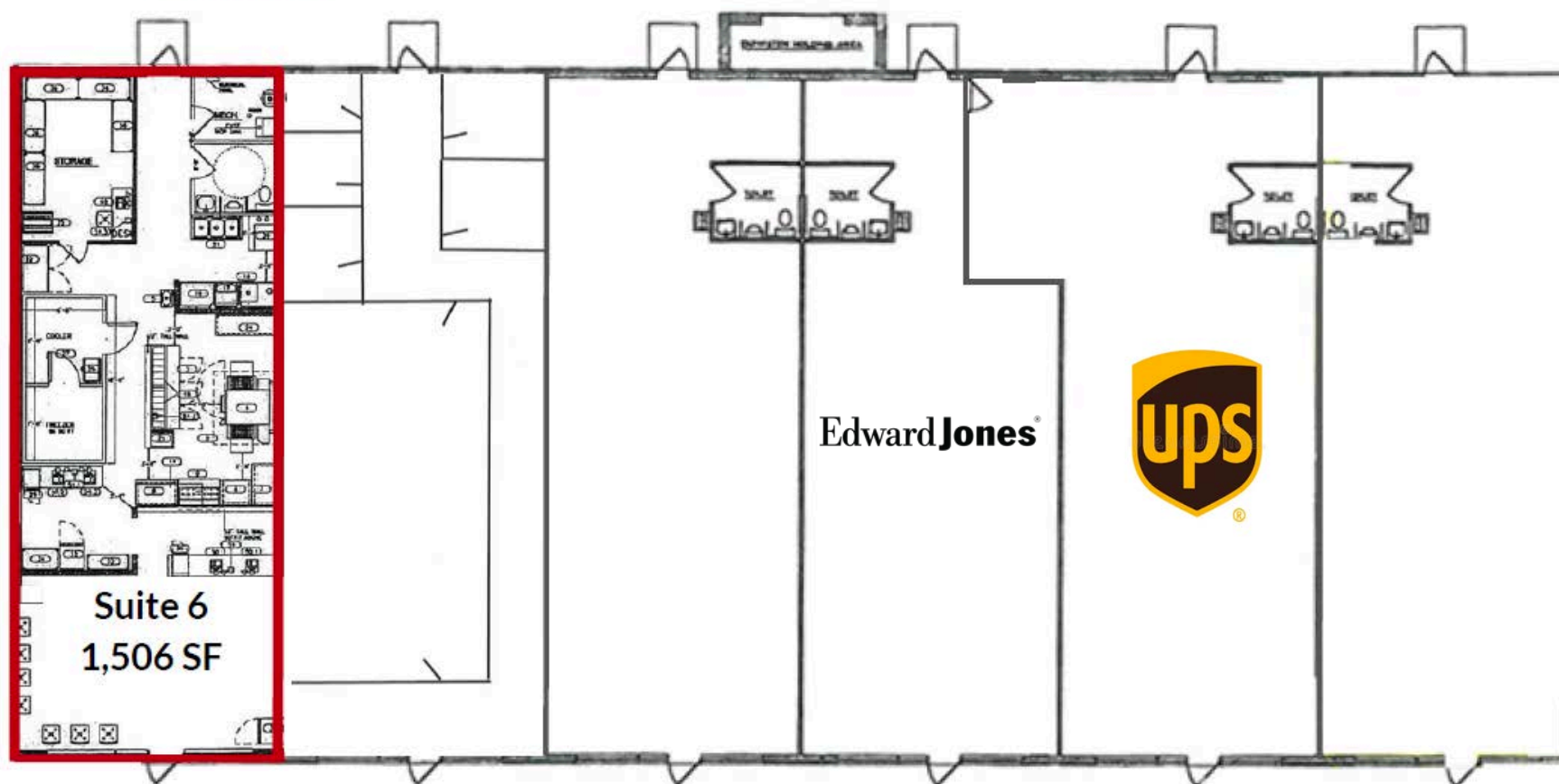


SITE PLAN





FLOOR PLAN





CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



EASTERN IOWA AIRPORT NON-STOP FLIGHTS



American Airlines



Location	Carrier
Atlanta (ATL)	Delta
Charlotte (CLT)	American Airlines
Chicago (ORD)	American Airlines / United Express
Dallas (DFW)	American Airlines
Denver (DEN)	Frontier Airlines / United Express
Detroit (DTW)	Delta
Las Vegas (LAS)	Allegiant
Los Angeles (LAX)*	Allegiant
Miami (MIA)	American Airlines
Minneapolis (MSP)	Delta
Nashville (BNA)	Allegiant
Orlando/Sanford (SFB)	Allegiant
Orlando International (MCO)	Allegiant
Phoenix/Mesa (AZA)	Allegiant
Punta Gorda/Ft. Myers (PGD)	Allegiant
Sarasota (SRQ)	Allegiant
Tampa/St. Petersburg (PIE)	Allegiant



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	11,836	65,370	125,998
	2025 Population	9,080	58,948	107,885
	Annual Population Growth Rate	0.30%	0.20%	0.20%
	2025 Median Age	37.0	38.4	37.8
	2025 Total Households	3,878	25,097	45,842
	Annual Household Growth Rate	0.50%	0.30%	0.30%
	2025 Average Household Income	\$71,877	\$83,954	\$91,990
	Daily Traffic Count: 13,900 VPD			





CONTACTS



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