

# 1ST AVENUE COMMERCIAL PROPERTY FOR SALE

Size: 4,085 SF

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



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## 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.

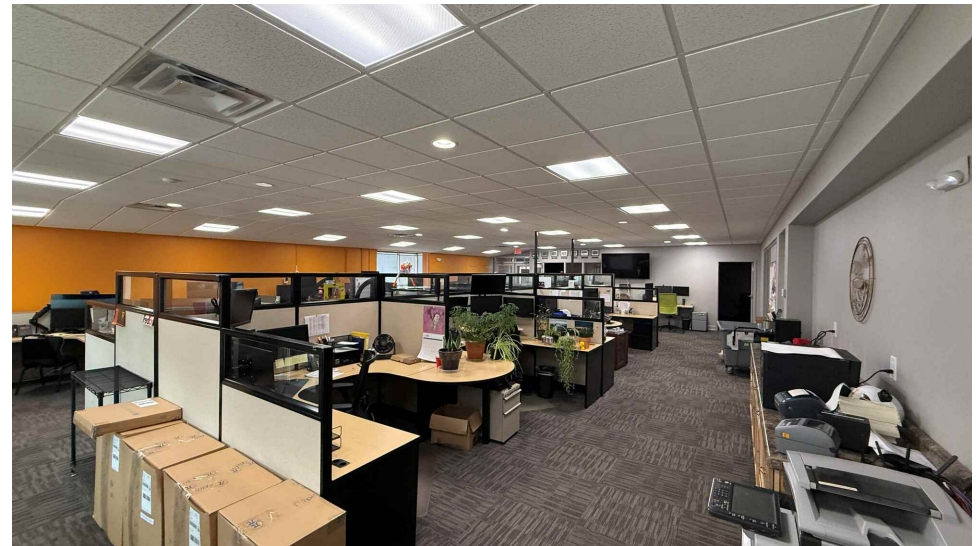
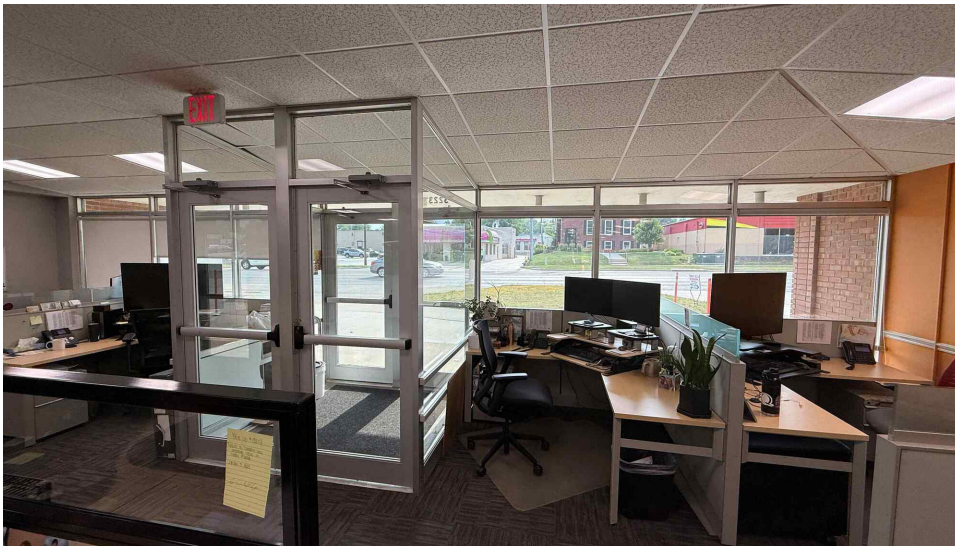
**EXTERIOR PHOTOS**



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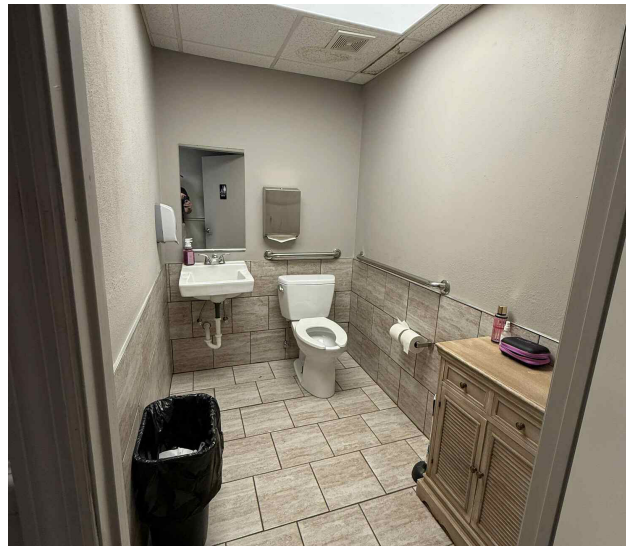
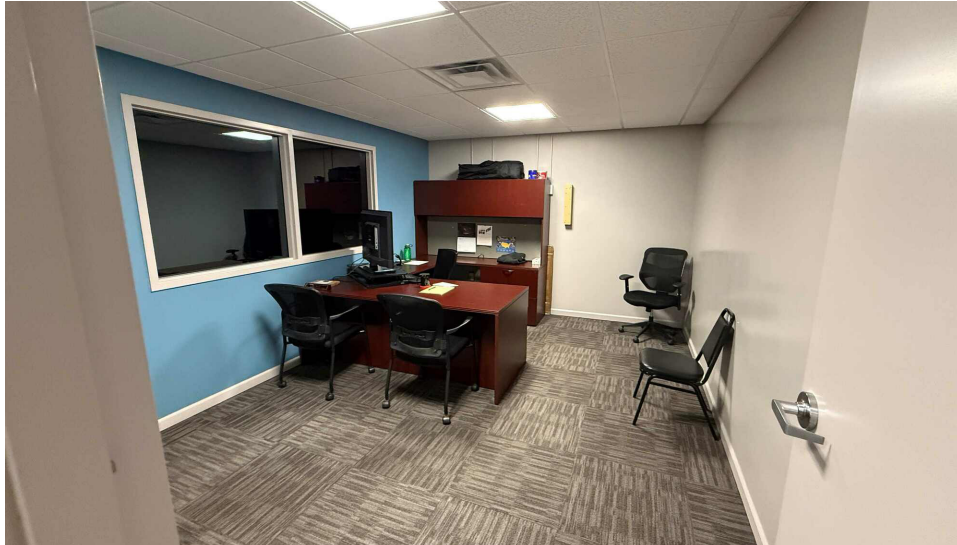
ADDITIONAL PHOTOS



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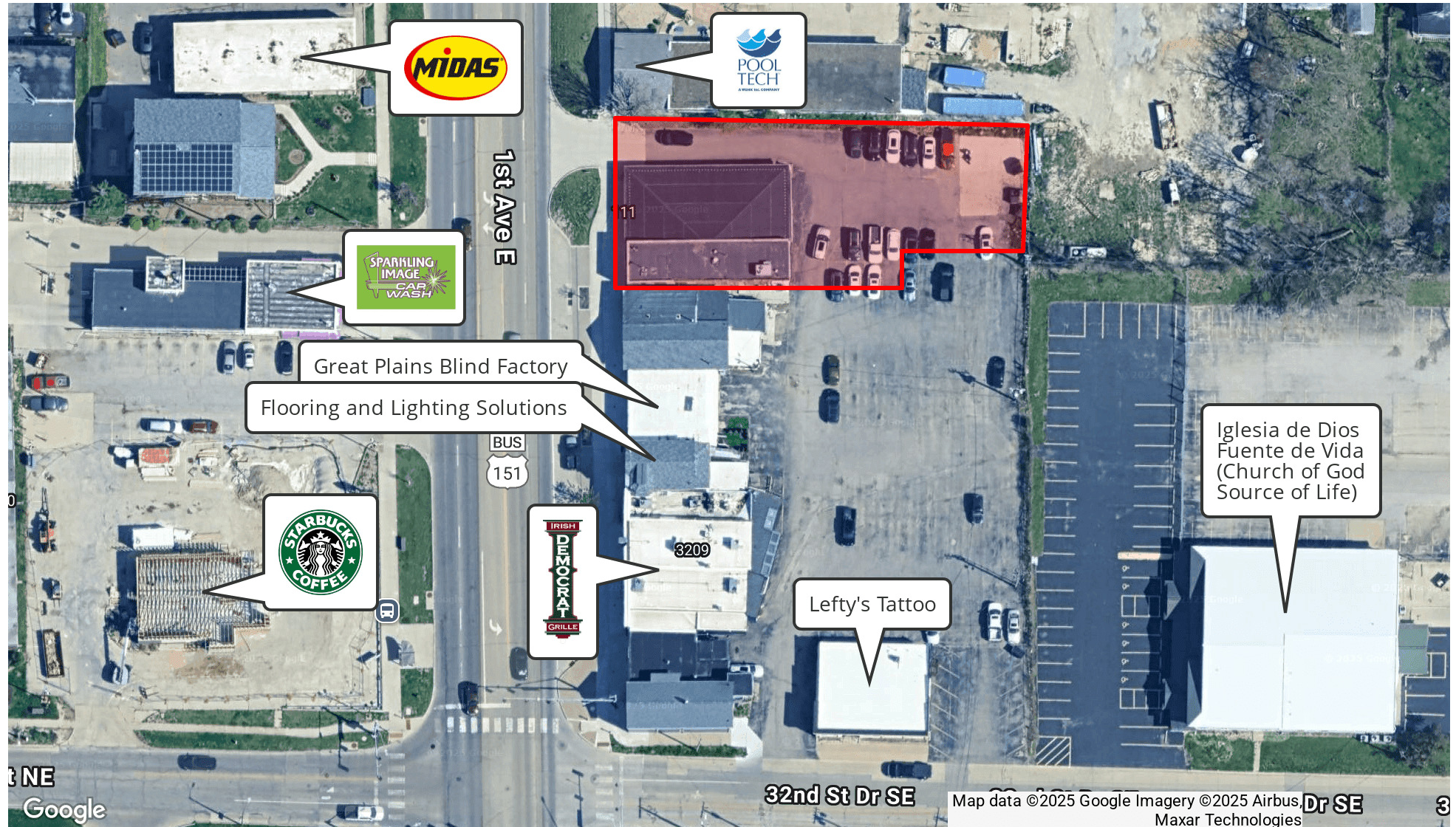
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AERIAL MAP



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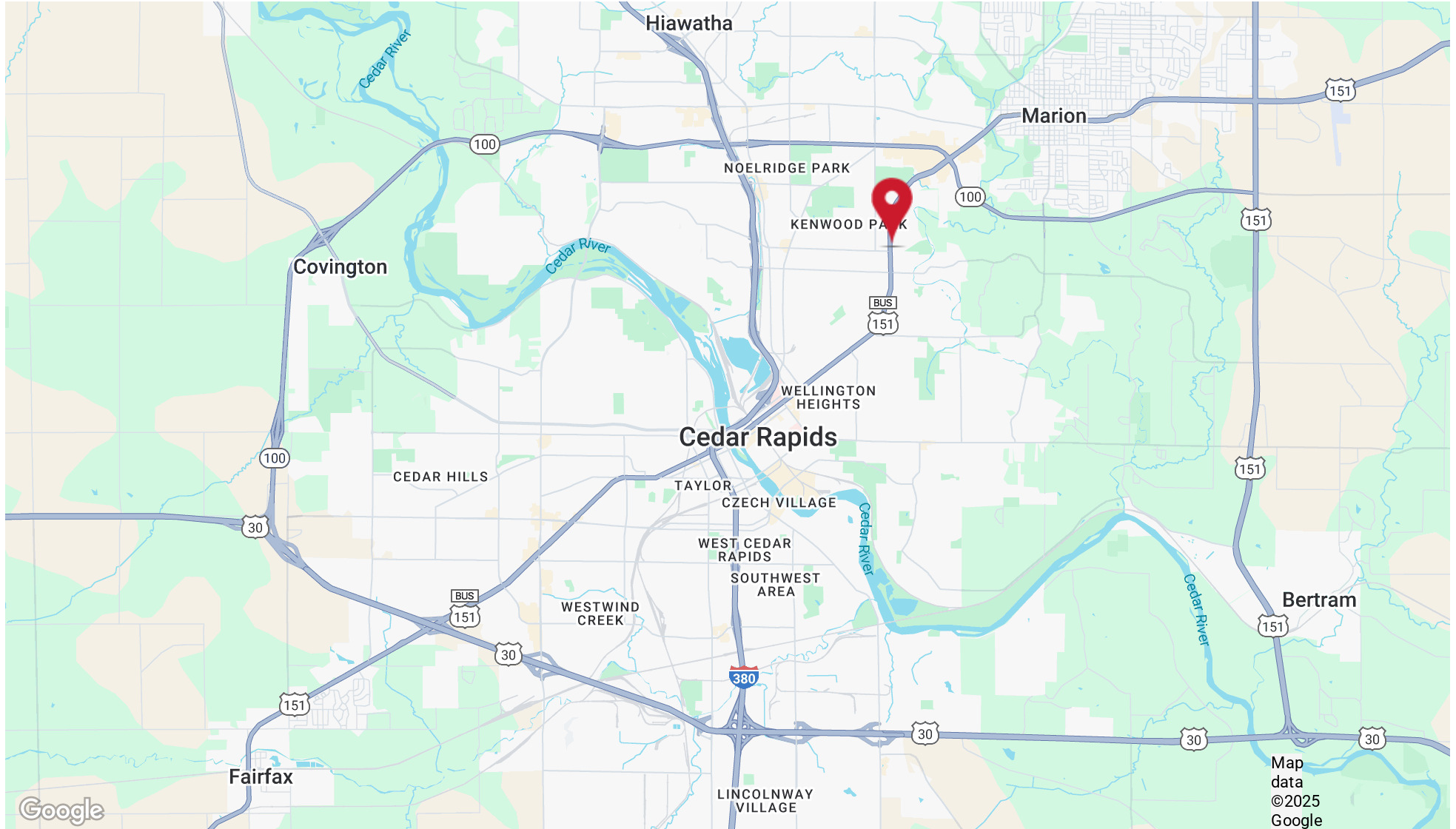
RETAILER MAP



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**LOCATION MAP**



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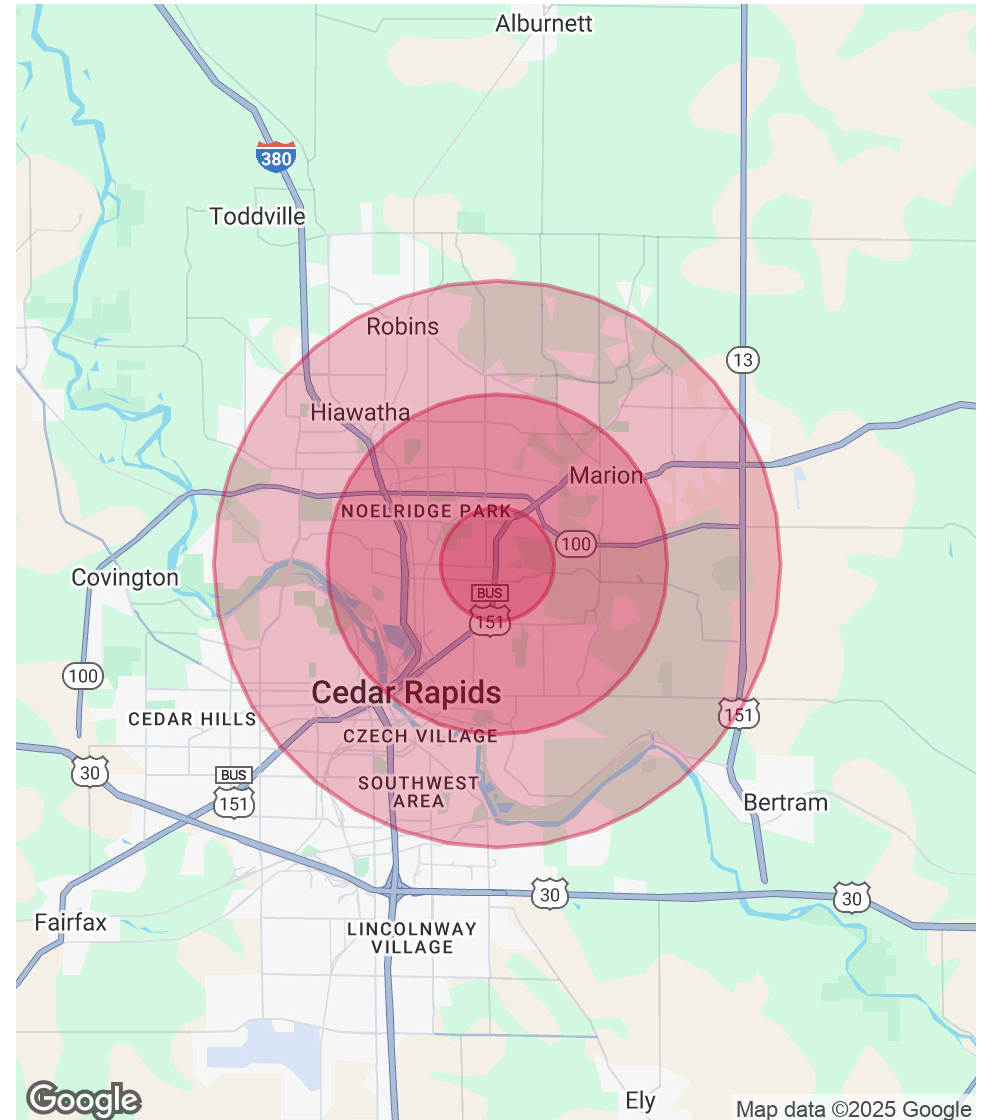
## DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| 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      |

| HOUSEHOLDS & INCOME        | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| 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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