



RETAIL SPACE  
FOR LEASE



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5300 Fountains Drive NE, Suite 114 and 116, Cedar Rapids, Iowa

Opportunity meets visibility in The Fountains premier mixed-use development. Explore our fully built-out retail space, currently operating as a retail store. Spanning 40,500 square feet of vibrant retail and complemented by 200,000 square feet of dynamic office space, this location offers unparalleled potential. Transform this move-in ready suite into your ideal business venture. With the option to create a quick service restaurant complete with a drive-thru. Nearby amenities include a diverse array of dining options, from fast food to upscale dining, as well as spas, salons, fitness studios, and a Hy-Vee Grocery store. Located at the intersection of Edgewood Road NE and Blairs Ferry Road, less than one mile from the Highway 100/Collins Road extension and I-380 Interchange.



For more information on this property contact one of our listing agents:

**Craig Byers, CCIM**  
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## LOCATION MAP



# 5300 Fountains Drive NE, Suite 114 and 116, Cedar Rapids, Iowa

## DETAILS

### Suite 114 and 116

**Available:** 3,364 SF

**Lease Rate:** \$15.95 PSF NNN

**Est. Pass Throughs:** \$8.62 PSF

**Other Information:** Possession: Immediate

Base rate is subject to annual increases

Unrestricted Access to Shared Parking Field

Option to convert space to quick service restaurant with a drive-thru. Drive-Thru rate to be \$17.95 PSF NNN.

## LOCATION

Located in The Fountains on the corner of Edgewood Road NE and Blairs Ferry Road less than one-mile from Highway 100/Collins Road extension and I-380

## TRAFFIC COUNT

Traffic counts in the area exceed 35,000 vehicles daily on Edgewood Road NE

## SURROUNDING BUSINESS

Hy-Vee, McDonald's, Zepplins, Pure Barre, HOTWORX, Jimmy John's, MAC XPRESS, Fleet Farm, Casey's, Kwik Star, Dupaco, Villa's Patio, The Sanctuary Spa, Ritual Med Boutique, The Accel Group, Jersey Mike's, Mister Car Wash, Starbucks, T-Mobile, and more

# ADDITIONAL INFORMATION

The Fountains is conveniently located on the corner of Edgewood Road NE and Blairs Ferry Road off Highway 100/Collins Road extension, with high visibility, easy access to I-380, and heavily trafficked roads. Anchored by an active Hy-Vee Grocery Store, this development will be a leading contender for local, regional and national companies looking to locate in the Cedar Rapids Market.

The Fountains benefits from a high daytime population, a large number of households and traffic counts in excess of 35,300 on Edgewood Road NE.

Cedar Rapids is the 2nd largest city in Iowa and is located in Linn County. It boasts several large company headquarters including Collins Aerospace, United Fire Group, CRST and TransAmerica. Due to low unemployment, affordable housing and a strong job growth, Cedar Rapids is one of the healthiest economies in the country. Cedar Rapids job growth has increased by 2.6% in the past 10 years. Future job growth is predicted at 25.1%.

Census:	1 mile	3 mile	5 mile
Population	7,495	40,605	118,043
Households	3,154	17,792	49,311
Avg. Family Size	2.34	2.26	2.33
Median Age	41.7	39.1	38.3

## Income:

Median HH Income	\$83,194	\$78,262	\$74,099
Median Net Worth	\$327,786	\$258,545	\$215,706

## Education:

Some College	29.9%	30.7%	32.4%
Bachelor's Degree	33.1%	30.5%	27.1%
Graduate/Prof Degree	11.4%	14.0%	12.7%

## Employment:

White Collar	66.8%	66.1%	63.5%
Blue Collar	18.6%	19.8%	22.0%
Services	14.7%	14.1%	14.6%

## SURROUNDING BUSINESSES

