



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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Jason Rogers, BROKER

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Austin Geasland, AGENT

319-893-3279

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LOCATION MAP



DETAILS

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

