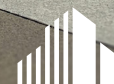


RETAIL SPACE AVAILABLE

2181 & 2221 LOGAN AVE
WATERLOO, IA



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



SPACE AVAILABLE

This spacious former grocery store with an on-site convenience store is now available for sale, offering a rare opportunity for entrepreneurs, investors, or developers. Situated on a high-visibility corner lot with ample parking, the property is ideally located to serve local residents and pass-through traffic.

TOTAL BUILDING SF: 44,280 SF

LAND SIZE: 5.97 AC

YEAR BUILT: 2004

ZONING: PLANNED COMMERCIAL

LEASE RATE: CONTACT BROKER

ASKING PRICE: CONTACT BROKER

NEIGHBORS

McDonalds, Taco Bell, Kwik Star, Casey's, Walgreens, Dollar General, AutoZone, Dollar Tree & More

COMMENTS

- Second generation grocery retail space
- Expansive parking lot
- Located on high-traffic Logan Ave
- Near UnityPoint Allen Hospital



ASSET OVERVIEW

The building layout includes open retail floor space, storage rooms, office space, and refrigeration infrastructure, making it ideal for continued retail use or redevelopment. This property could be revitalized as a local market, discount grocer, specialty food store, or even repurposed for other commercial uses such as a restaurant, fitness center, or mixed-use facility.

	MAIN BUILDING	41,472 SF
	CONVENIENCE STORE	2,808 SF
TOTAL AVAILABLE SF		44,280 SF



LOCATION



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,087	23,904	68,464
DAYTIME POPULATION	2,640	31,881	76,004
TOTAL HOUSEHOLDS	1,317	10,152	29,774
AVG HOUSEHOLD INCOME	\$53,199	\$55,679	\$73,393

FOR SALE OR LEASE

2181 & 2221 LOGAN AVE
WATERLOO, IA

CONTACT:

DUSTIN WHITEHEAD, CCIM

Senior Vice President

+1 319 961 6545

dwhitehead@iowaca.com



Iowa Commercial Advisors

2720 1st Ave NE Suite 212

Cedar Rapids, IA 52402

Main +1 319 229 1003

iowacommercialadvisors.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

