

# WRIGHT BROTHERS COMMERCE PARK

EARHART LN SW | CEDAR RAPIDS, IA 52404

BUILD-TO-SUIT OR GROUND LEASE

AVAILABLE  
12.82 AC

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**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors



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## BUILD-TO-SUIT OR GROUND LEASE

**LOT SIZE:** 12.82 Acres  
**ZONING:** Light Industrial

### PROPERTY HIGHLIGHTS

- Located in the heart of an expanding industrial area near Wright Brothers Blvd & I-380
- Lot has utilities
- Within Wright Brothers Commerce Park development - with new Lil' Drug Store Headquarters & Warehouse and Alro Steel
- Within minutes of I-380 and Hwy 30
- 5 minutes from the Eastern Iowa Airport
- Visible from I-380
- 10 minutes to downtown Cedar Rapids and 20 minutes to Iowa City
- Surrounding businesses include: Pearson, Pilot Travel Center, Arby's, HR Green, Casey's, Grask Truck Group - Peterbuilt, 7G Distributing - Budweiser, McDonald's, Avid Hotel, and Kwik Star



# SITE PLAN





**WRIGHT BROTHERS COMMERCE PARK**  
EARHART LN SW | CEDAR RAPIDS, IA 52404

**DRONE PHOTO**



**AVAILABLE**  
**12.82 AC**

**EARHART LN SW**



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## INDUSTRIAL | RETAIL AERIAL





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## DEMOGRAPHICS

### POPULATION

### AVG HH INCOME

### DAYTIME POPULATION

3 MILE

5 MILE

10 MILE

9,462

26,641

155,434

\$95,658

\$100,733

\$101,355

12,517

36,663

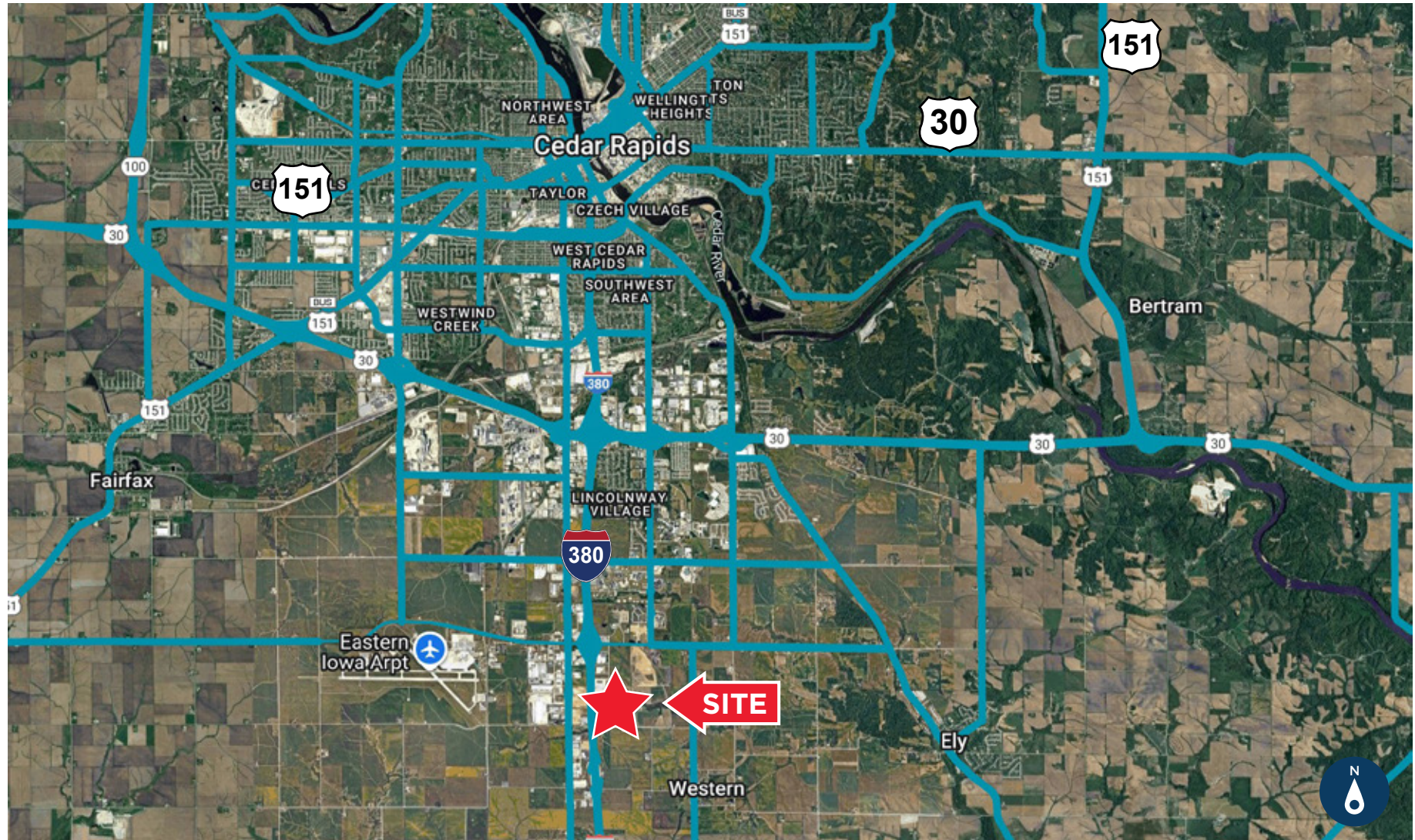
168,870





# A GROWING CORRIDOR

## MAJOR ROADS AERIAL



# ICR IOWA

Cedar Rapids is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St.



**729,401**  
WORKFORCE  
POPULATION



**95%**  
EDUCATIONAL  
ATTAINMENT



**8.9%**  
EMPLOYMENT  
GROWTH RATE



**36**  
MEDIAN  
AGE

## 7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington

**487,106**  
POPULATION

**\$1,227,628,806**  
ANNUAL GOODS EXPORT

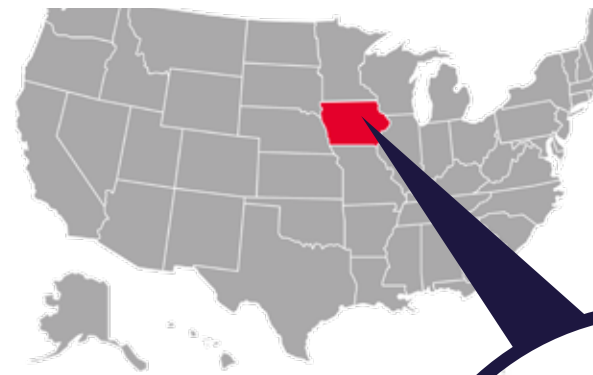
**36,816,284**  
300 MILE POPULATION



**IOWA RANKED #1  
OVERALL BEST STATE**



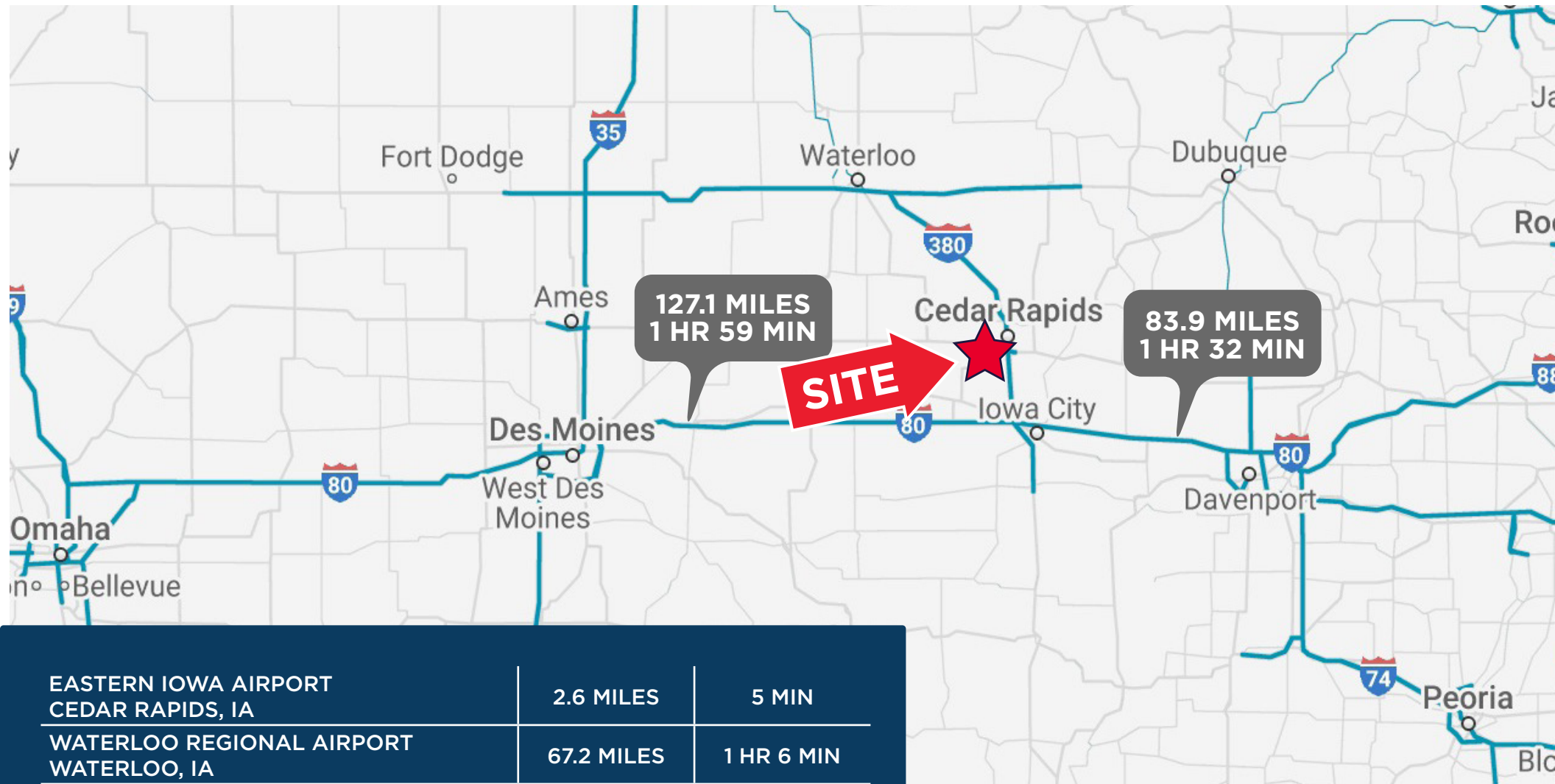
**RANKED #2 BEST COST  
OF DOING BUSINESS**





# A CENTRAL LOCATION

## EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	2.6 MILES	5 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	67.2 MILES	1 HR 6 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	83.5 MILES	1 HR 14 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	126.7 MILES	1 HR 57 MIN

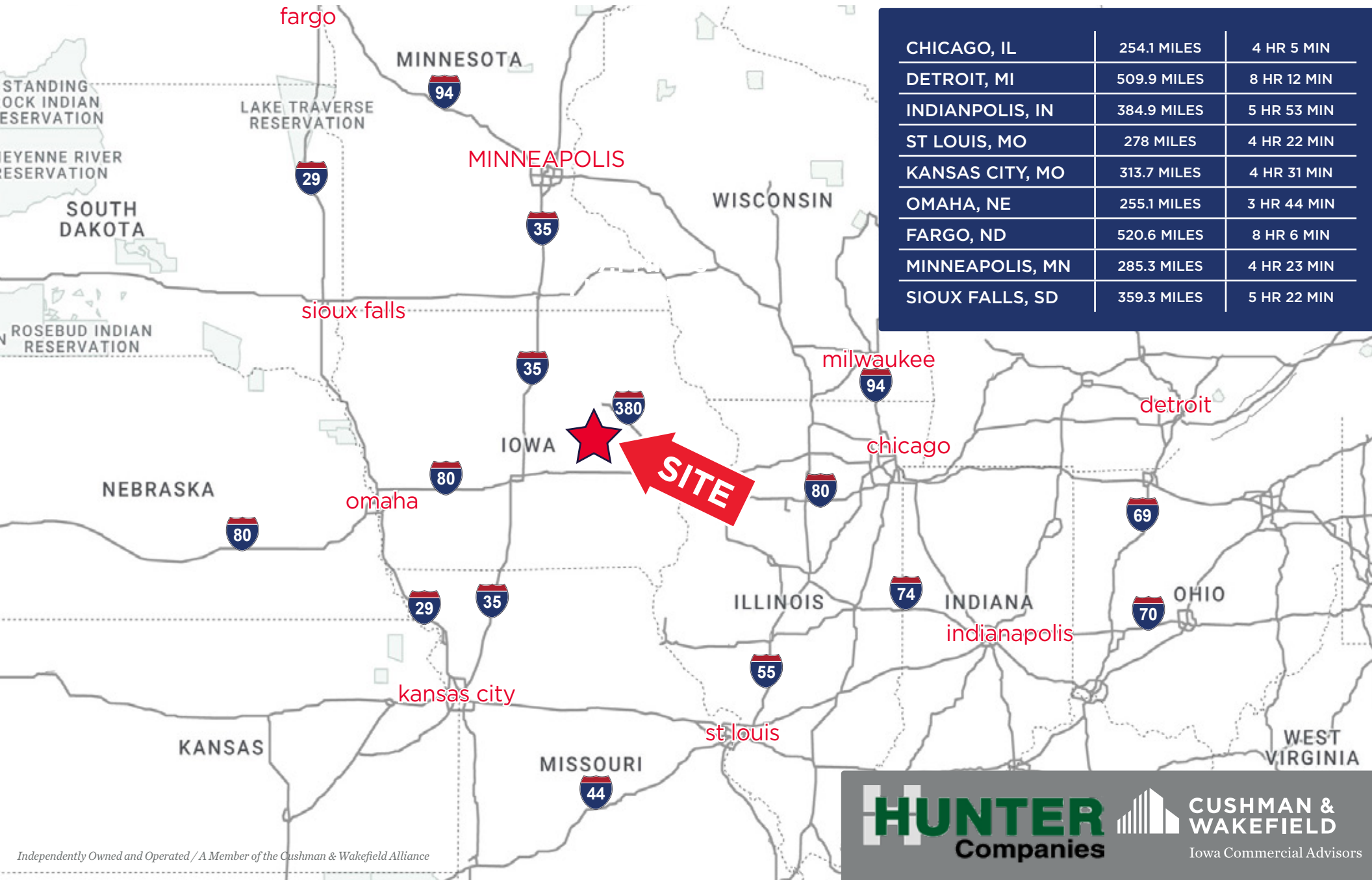


# A CENTRAL LOCATION



WRIGHT BROTHERS COOMMERCE PARK | CEDAR RAPIDS, IA

## MIDWEST INTERSTATE MAP



CHICAGO, IL	254.1 MILES	4 HR 5 MIN
DETROIT, MI	509.9 MILES	8 HR 12 MIN
INDIANAPOLIS, IN	384.9 MILES	5 HR 53 MIN
ST LOUIS, MO	278 MILES	4 HR 22 MIN
KANSAS CITY, MO	313.7 MILES	4 HR 31 MIN
OMAHA, NE	255.1 MILES	3 HR 44 MIN
FARGO, ND	520.6 MILES	8 HR 6 MIN
MINNEAPOLIS, MN	285.3 MILES	4 HR 23 MIN
SIOUX FALLS, SD	359.3 MILES	5 HR 22 MIN



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