

# 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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**HUNTER**  
Companies

**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

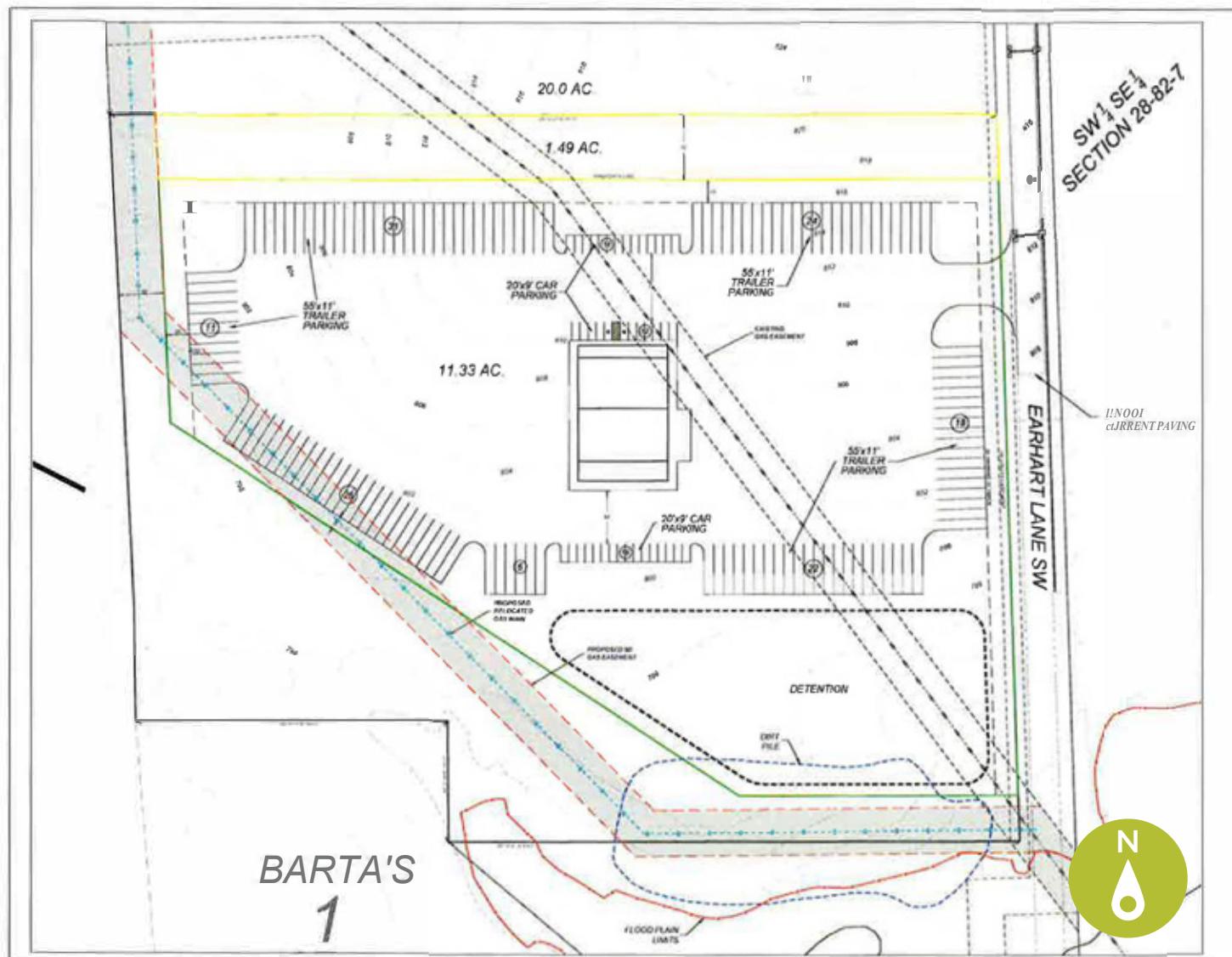
- Located in the heart of an expanding industrial area near Wright Brothers Blvd & I-380
- Lot has utilities
- Within Wright Brothers Commerce Park development - with new Lil' Drug Store Headquarters & Warehouse and Alro Steel
- Within minutes of I-380 and Hwy 30
- 5 minutes from the Eastern Iowa Airport
- 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



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# SITE PLAN





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## INDUSTRIAL | RETAIL AERIAL



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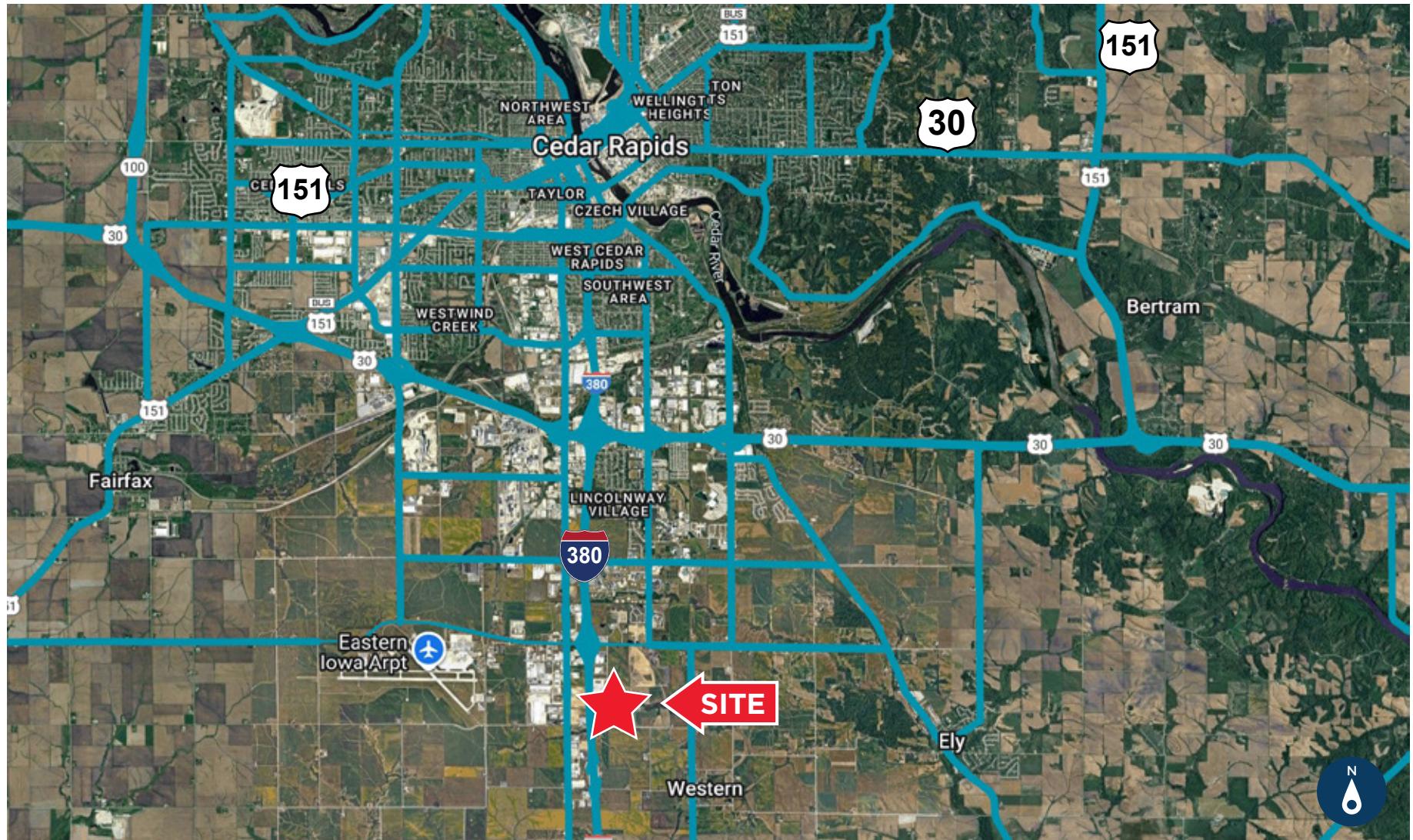
## DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	9,462	26,641	155,434
AVG HH INCOME	\$95,658	\$100,733	\$101,355
DAYTIME POPULATION	12,517	36,663	168,870



# A GROWING CORRIDOR

## MAJOR ROADS AERIAL



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# 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. Paul.



**729,401**  
WORKFORCE  
POPULATION



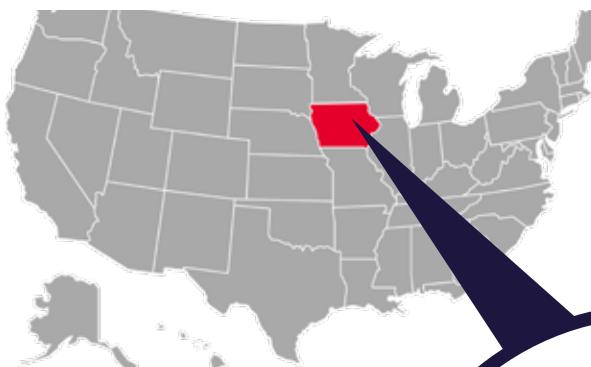
**95%**  
EDUCATIONAL  
ATTAINMENT



**8.9%**  
EMPLOYMENT  
GROWTH RATE



**36**  
MEDIAN  
AGE



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## 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



WRIGHT BROTHERS COMMERCE PARK | CEDAR RAPIDS, IA

## EASTERN IOWA AIRPORTS

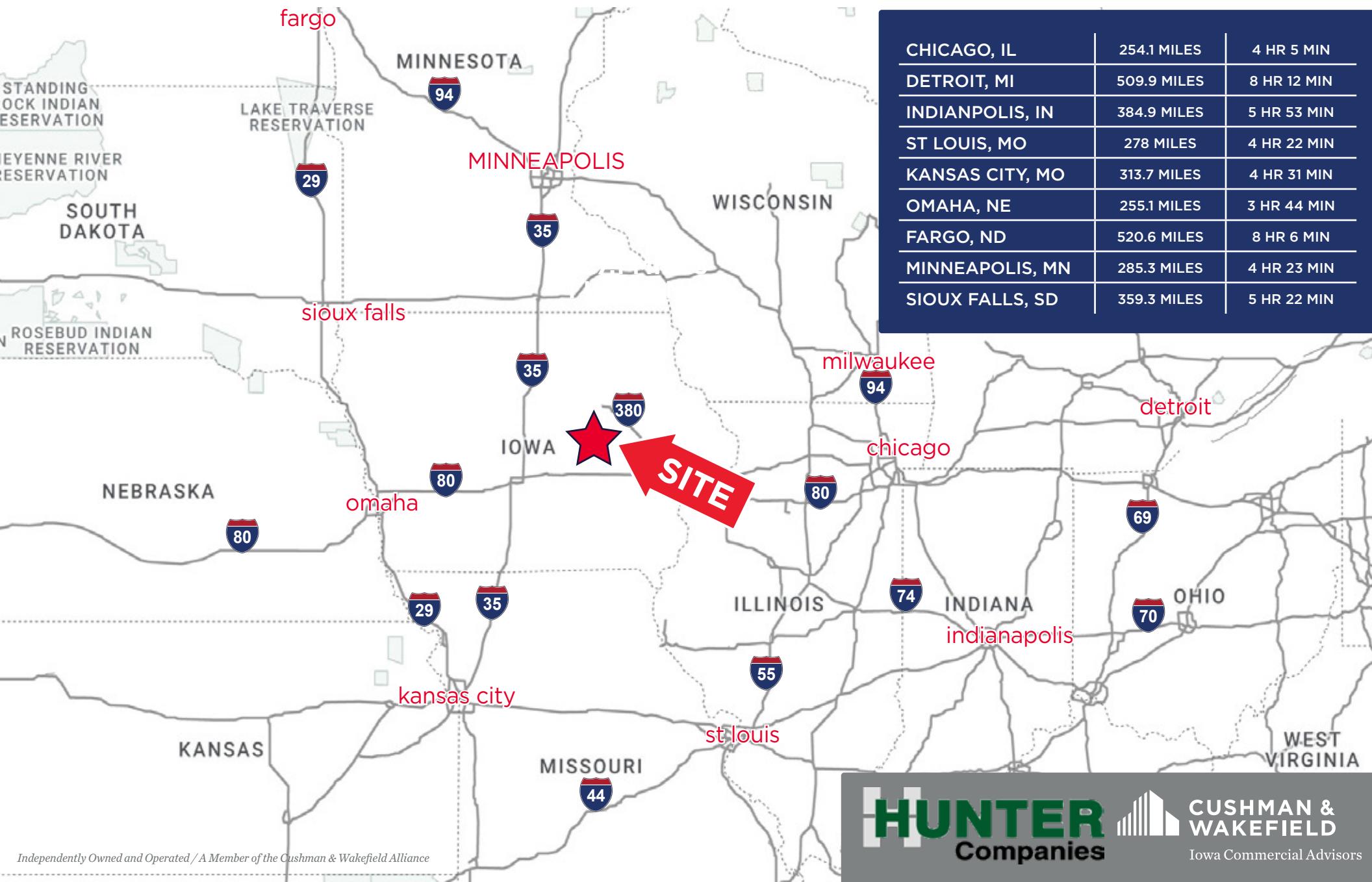


# A CENTRAL LOCATION



WRIGHT BROTHERS COOMMERCE PARK | CEDAR RAPIDS, IA

## MIDWEST INTERSTATE MAP



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Companies

 CUSHMAN &  
WAKEFIELD

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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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