



MEDICAL SPACE

FOR LEASE

425 COLTON CIR NE | CEDAR RAPIDS, IA 52402



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	425 Colton Cir NE Cedar Rapids, IA 52402
County	Linn County
Parcel #	11341-04010-00000
Lot Size	1.34 AC
Zoning	t-mu
Property Taxes	\$3,818
Space Available	6,000 SF
Est. Pass Through	\$2.25 / SF
Lease Rate	\$38.00 PSF / NNN

This is the last great commercial sight available on the corner of C Ave and Boyson Road. Sitting just shy of an acre and a half this parcel (zoned TMC) is perfect for a medical user, a retail strip center, a daycare, or a number of other uses. This shovel ready site already has access from both C Ave and Boyson Road. For the right tenant the owner is willing and able to participate in a build to suit where they would construct the building and lease the space.



425 Colton Cir NE | Cedar Rapids, IA



SITE



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

wsgcre.com

425 Colton Cir NE | Cedar Rapids, IA

BUILDING RENDERING



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

wsgcre.com



AERIAL MAP



C Ave NE (14,400 VPD)

Boyson Rd NE (15,100 VPD)

- FARRELL'S** EXTREME BODYSHAPING
- SUBWAY**
- KUMON**
- the Wright Touch*
- LOCAL CRAFT CELLAR**
- BANK IOWA**
- SCOOTER'S COFFEE**
- CAPPY'S PIZZA**
- SITE**
- DOLLAR GENERAL**
- MARCO'S PIZZA**
- HyVee** Drugstore
- Wausau Homes**
- COST CUTTERS** HAIR SALON
- Feedwell** KITCHEN & BAKERY
- PAPA MURPHY'S**
- Allstate**
- Edward Jones**
- edible arrangements**
- Casey's**
- Indulge*
- San Diego Hair Studio*
- más margaritas** MEXICAN RESTAURANT
- RILEY'S**
- butcher block** STEAKHOUSE
- Real Estate exchange**
- Miller** family eyecare
- NAIL CITY**
- HH** HURLING HATCHET



PARCEL MAP





CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	9,178	67,973	129,091
	2025 Population	12,709	63,005	121,623
	Annual Population Growth Rate	0.6%	0.2%	0.2%
	2025 Median Age	37.7	38.4	39.3
	2025 Total Households	5,105	27,078	51,215
	Annual Household Growth Rate	0.9%	0.4%	0.3%
	2025 Average Household Income	\$122,896	\$100,016	\$106,943
	Daily Traffic Count: 28,600 VPD			



CONTACTS



Tiffany Earl Williams

Managing Partner/Owner Agent

Licensed Realtor in the State of Iowa

tiffanywilliams@wsgcre.com

319-675-1694



Josh Seamans, CCIM, SIOR

Managing Partner/Owner Broker

Licensed Realtor in the State of Iowa

joshseamans@wsgcre.com

319-675-1694



Gabe Golberg

Vice President/Partner Agent

Licensed Realtor in the State of Iowa

gabegolberg@wsgcre.com

319-675-1694



Phil Williams

Managing Partner/Owner Agent

Licensed Realtor in the State of Iowa

philwilliams@wsgcre.com

319-675-1694



Luke Rogers

Senior Associate

Licensed Realtor in the State of Iowa

lukerogers@wsgcre.com

319-675-1694



Kaylee Tigner

Analyst

Licensed Realtor in the State of Iowa

kayleetigner@wsgcre.com

319-675-1694