



RETAIL SPACE  
FOR LEASE



# FOR LEASE

*4651 1st Avenue SE, Suite #4, Cedar Rapids Iowa*

Unlock the potential of your business at Marketplace on First, where a fully built-out retail space is available in the center of Cedar Rapids' vibrant commerce. Positioned at the crossroads of 1st Ave SE and Collins Road/Highway 100, this prime location boasts a 700,000 square foot outdoor shopping center. Taking advantage of exceptional visibility, and the highest traffic counts in the county, this dynamic center stands as the core of the retail hub adjacent to Lindale Mall. The ambiance is tailored to entice patrons to linger, indulge, and revel in the diverse offerings of each retailer. Join the ranks of esteemed businesses like Dick's Sporting Goods, ULTA, Home Depot, Granite City, AT&T, Pancheros, Cold Stone Creamery, Spare Time, Red Robin, and more.



REALTOR®

For more information on this property  
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**REAL ESTATE**  
An Ahmann Company



# Cedar Rapids, IA

Collins Rd/Council St  
1.0 mile



LOCATION  
MAP



4651 1st Avenue SE, Suite #4, Cedar Rapids, Iowa

## DETAILS

Suite Size: 1,787 SF

Lease Rate: \$18.00 PSF NNN

Est. Pass Throughs: \$5.29 PSF

Possession: Immediate

Fully built out space



## LOCATION

Located at the crossroads of 1st Avenue SE and Collins Road/Hwy 100, in the retail hub of Cedar Rapids

## TRAFFIC COUNT

One of the busiest intersections in Linn County with traffic counts in excess of 29,000 vehicles daily

## SURROUNDING BUSINESSES

Dick's Sporting Goods, ULTA, AT&T, Granite City Brewery, Pancheros, Coldstone Creamery, Von Maur, Spare Time Entertainment, Home Depot, Lindale Mall, Red Robin, Hobby Lobby, Chic-fil-A, Cheddar's, Raising Cane's, Starbucks, McDonald's, and much more