



RETAIL SPACE
FOR LEASE



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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.



For more information on this property
contact one of our listing agents:

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REAL ESTATE
An Ahmann Company

Cedar Rapids, IA

Collins Rd/Council St

1.0 mile

Hwy 100/Collins Road

31,400 ADT

30,000 ADT

30,000 ADT

25,000 ADT

SITE



LOCATION
MAP

1st Avenue

151



DETAILS

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

