



SINGLE TENANT RETAIL | OWNER/USER OPPORTUNITY

FOR SALE

3326 JOHNSON AVENUE NW | CEDAR RAPIDS, IA



WSG
CRE

SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

| Property Details | |
|-------------------|--|
| Address | 3326 Johnson Avenue NW Cedar Rapids, IA |
| Building Size | 1,772 SF |
| Year Built | 1960 |
| Parcel # | 143022801100000 |
| Lot Size | 0.30 Acres |
| Parking Spaces | 19 |
| Traffic Counts | Edgewood Rd NW: 22,900 VPD Johnson Avenue NE: 8,100 VPD |
| Legal Description | RR SUR NW 30-83-7 (LESS STS) W 173' S 138' LOT 15 |
| Zoning | Traditional Mix |
| Property Taxes | \$7,280 |
| Offering Price | \$650,000 |

Premier owner-user opportunity located at the high-traffic, lighted intersection of Edgewood Road NW and Johnson Avenue NE - which carry more than 31,000 vehicles per day. This highly visible corridor offers exceptional exposure with canopy style façade signage and lighted pole sign along Edgewood Road NW and accessible from two curb cuts along each roadway.

The property is positioned within a dense commercial node surrounded by national retailers, including Walgreens, Dollar Tree, Casey's General Store, and many others, providing a mature trade area with limited retail vacancy.

The demographic profile within the 3-mile radius surrounding the property features 60,000 residents earning average household incomes of \$89,000.

This is a prime corner site for an owner-occupant seeking visibility, accessibility, and ample parking in a strong Cedar Rapids corridor.

PROPERTY PHOTOS





AERIAL MAP



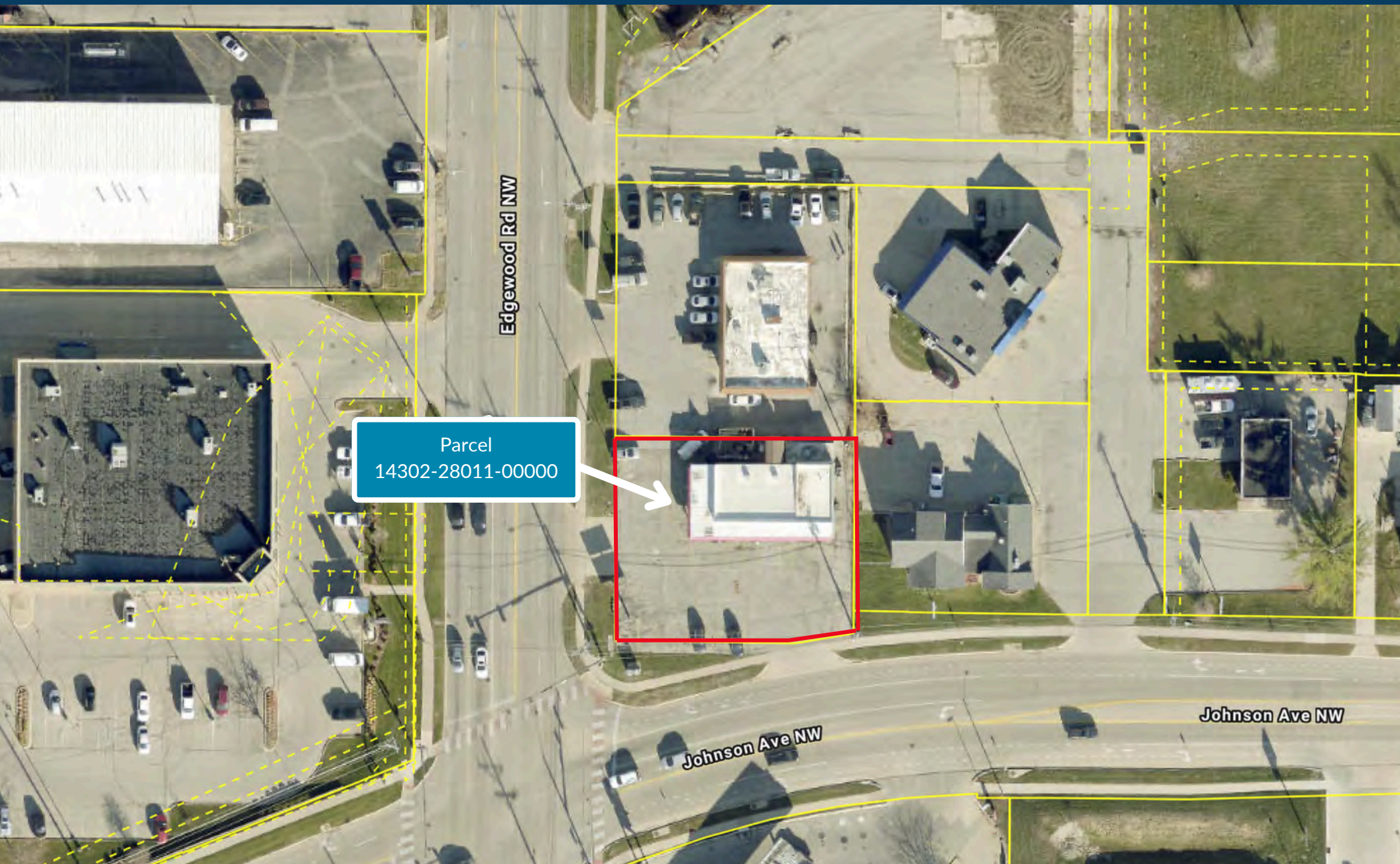


AERIAL MAP





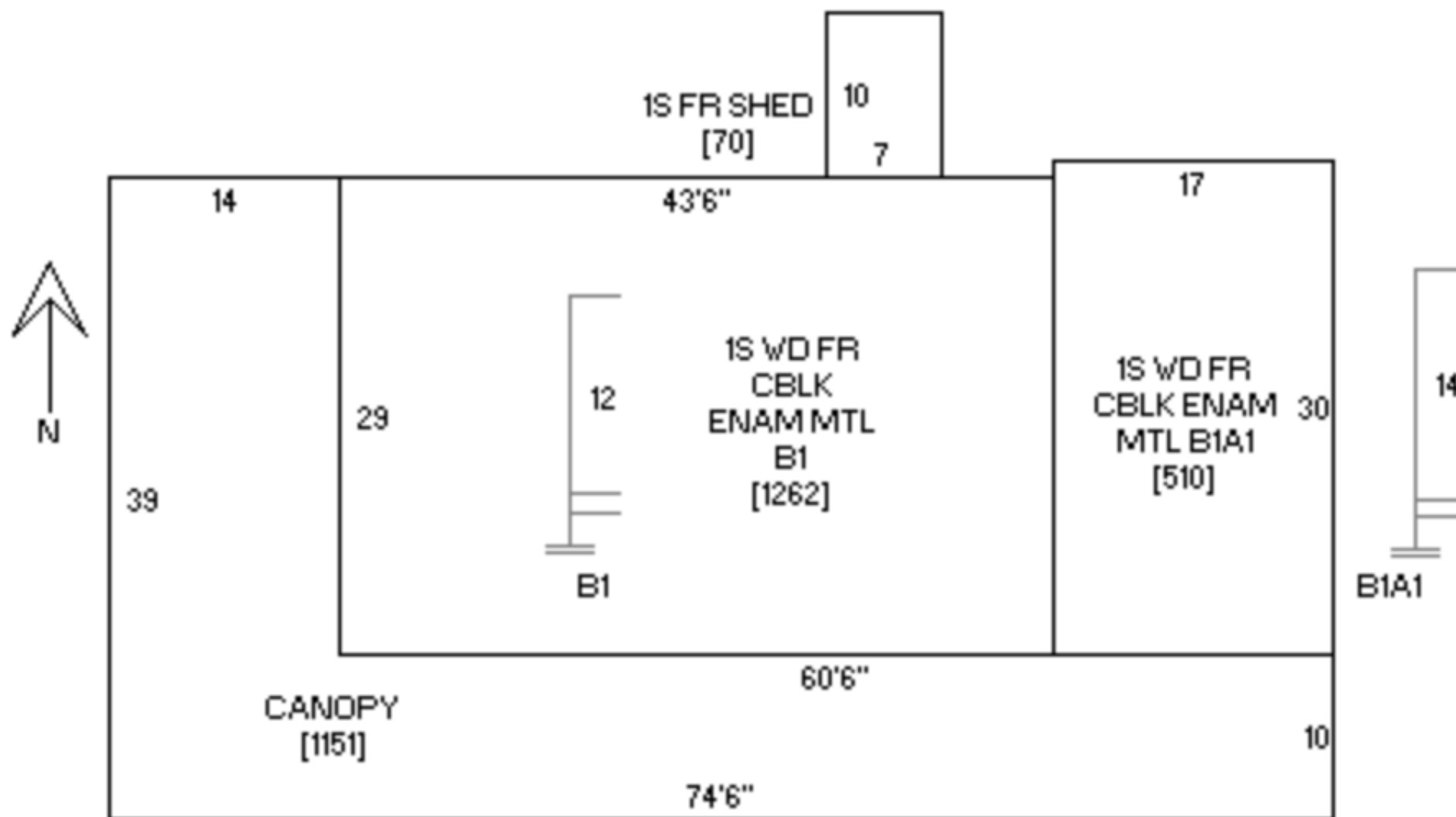
PARCEL MAP



Parcel
14302-28011-00000



FLOOR PLAN





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. 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 | 11,144 | 68,592 | 136,170 |
| | 2025 Population | 11,000 | 60,011 | 120,187 |
| | 2025 Median Age | 40.0 | 38.8 | 38.0 |
| | 2025 Total Households | 2,687 | 25,693 | 51,405 |
| | Annual Household Growth Rate | 0.10% | 0.50% | 0.30% |
| | 2025 Average Household Income | \$86,345 | \$88,581 | \$91,001 |
| | Daily Traffic Count: 31,000 VPD | | | |

Cedar Rapids Major Employers





CONTACTS



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