



 **JLL** SEE A BRIGHTER WAY

For Lease

Retail space available on
Edgewood Road

6,750 SF

2605 Edgewood Road SW
Cedar Rapids, Iowa 52404

Property Overview:

Building size: 6,750 SF

Lot size: 63,162 SF

Lease rate: \$20.00 PSF NNN

Zoning: C-1

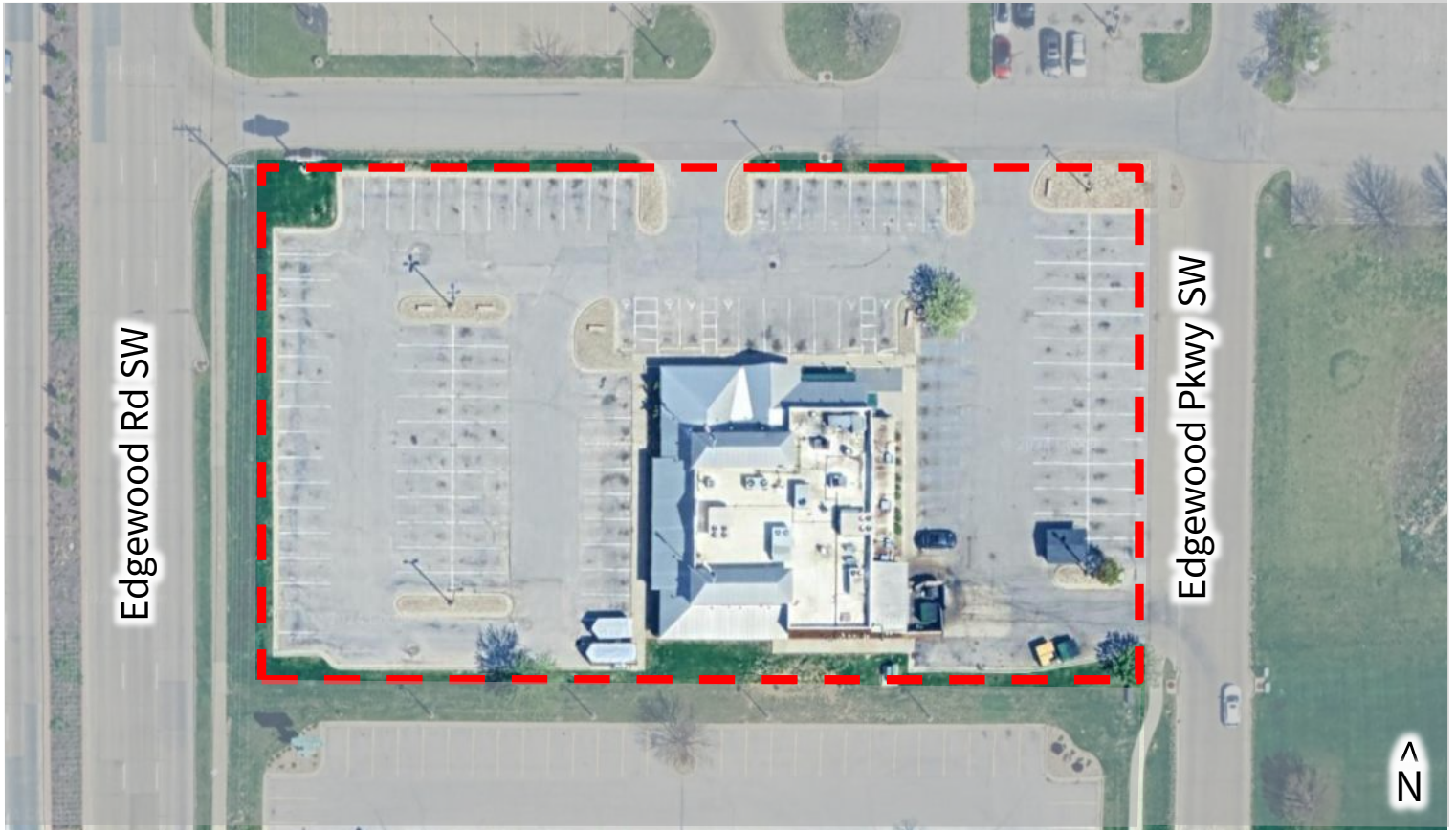
- Ground lease opportunity
- Prime location on Edgewood Road
- High visibility & Easy Access
- Large parking lot
- Adjacent to Westdale Town Center

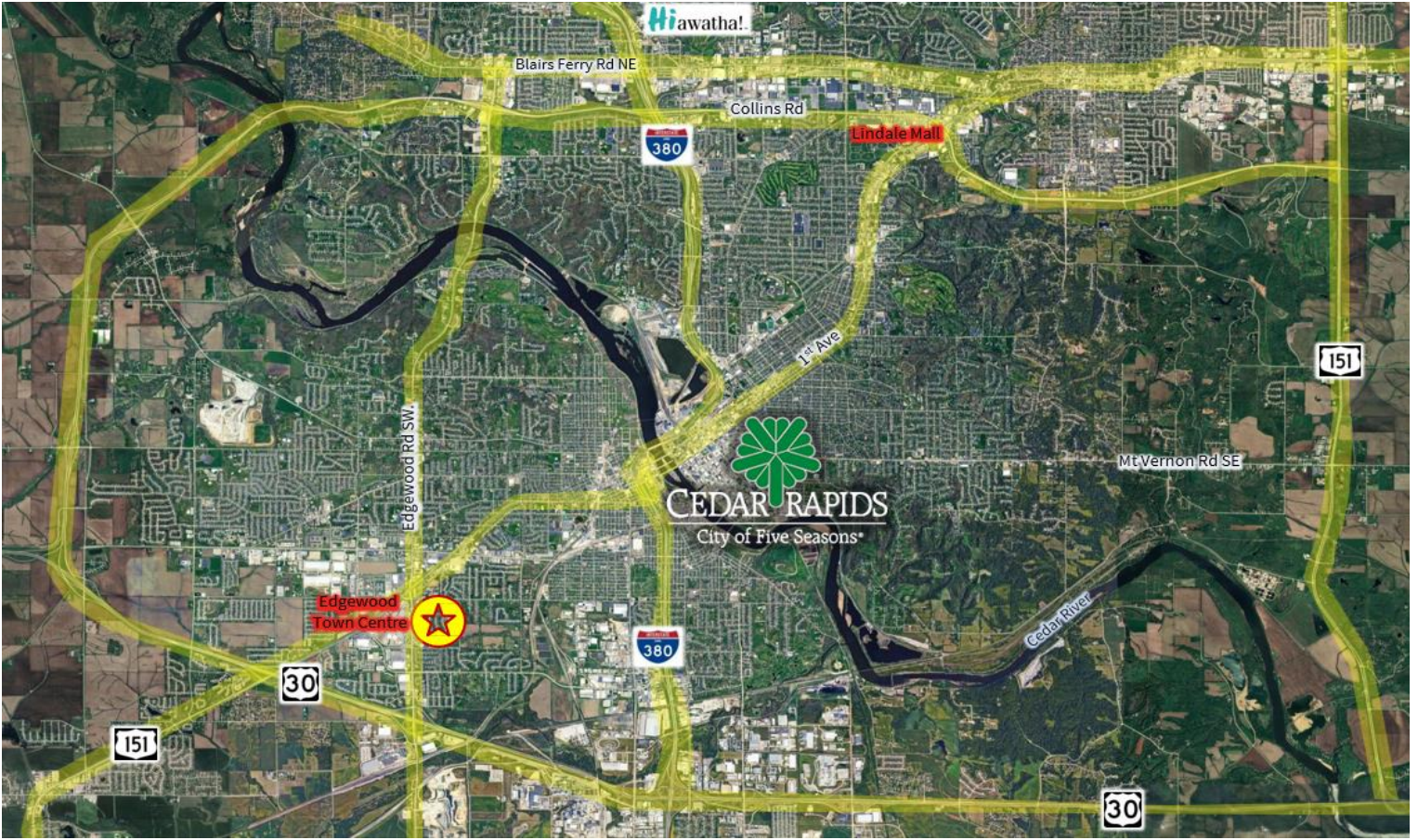
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Site Plan





2605 Edgewood Rd SW, Cedar Rapids, Iowa 52404



Demographics

	1 mi.	3 mi.	5 mi.
Population	8,951	57,044	100,255
Median HH Income	\$63,121	\$65,145	\$66,906
Households	3,700	24,022	42,151
Total Businesses	413	1,953	4,000
Total Employees	14,139	39,331	88,569

Traffic Counts

Edgewood Rd SW 21,400 VPD

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