

COMMERCIAL LOTS

1450

N CENTER POINT RD
HIAWATHA, IA 52233

RYAN FITZPATRICK

Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE

Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN

Business Analyst

OLIVIA CHRISTIANSON

Marketing Specialist



PROPERTY HIGHLIGHTS

LOT 1: \$5.50/SF | 1.67 ACRES

LOT 3: \$14/SF | 0.99 ACRES

**Lot sizes and location are conceptual*

- Highly visible location on N Center Point Rd, with significant traffic flow
- Proximity to I-380, major highways, and the Cedar Rapids metro
- Land is flat and ready for immediate development
- Utilities available: city water, sewer, electricity
- Ideal for multi-tenant services, retail, professional office, etc.
- Nearby businesses include: Stillwater Coffee Company, Ketelsen RV, Fisher Group, Culver's, Tomaso's Pizza, First Federal Credit Union, UnityPoint, and McGrath Auto

TRAFFIC COUNTS

N CENTER POINT RD **14,400 VPD**

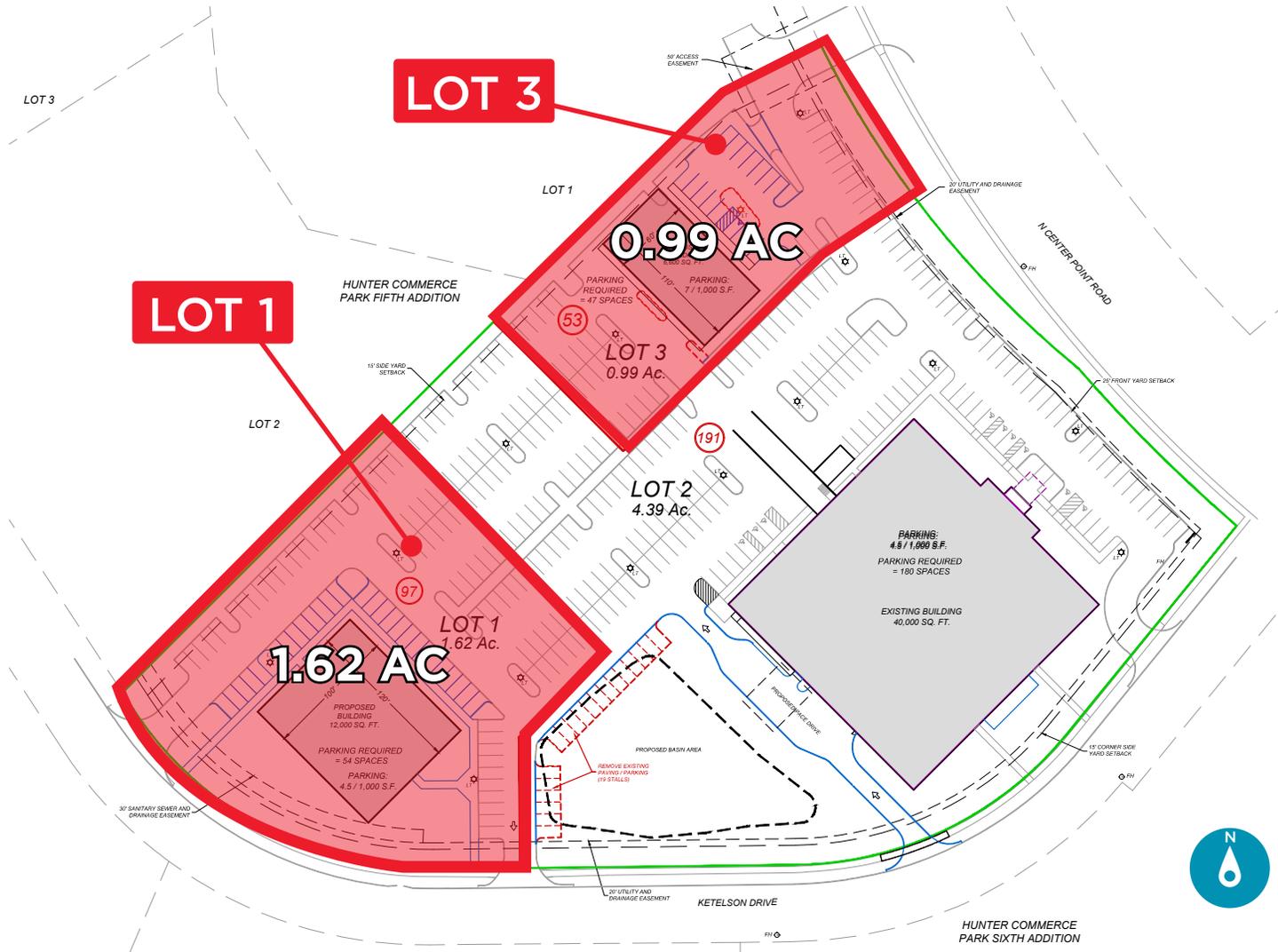
I-380 **41,270 VPD**



NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVG. HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	2,343	\$100,975	5,438
3 Miles	39,094	\$111,992	26,193
5 Miles	91,285	\$100,944	53,733

SITE PLAN



A DRIVING WORKFORCE

AERIAL

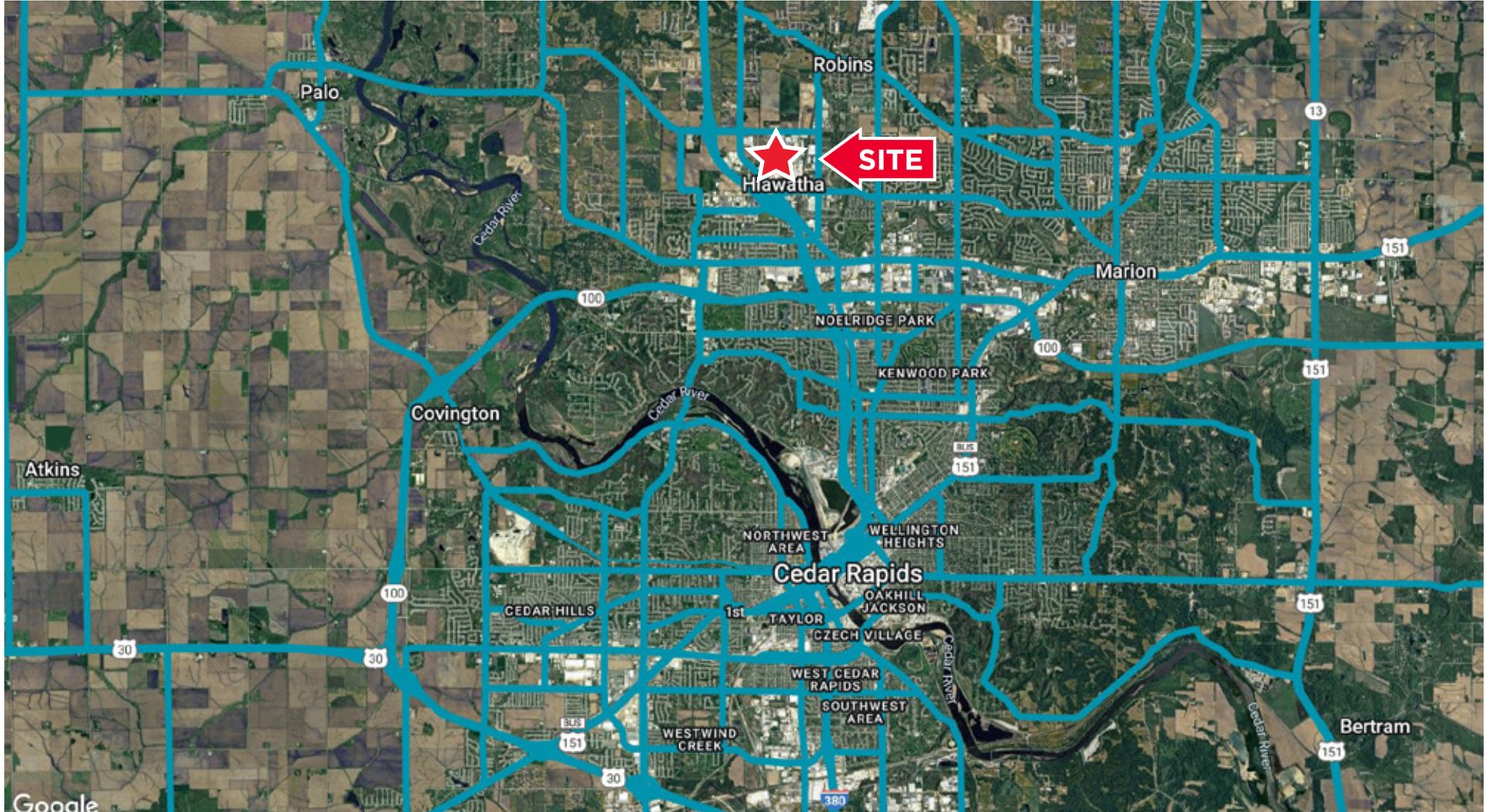


HUNTER Companies  **CUSHMAN & WAKEFIELD**
Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

A GROWING CORRIDOR

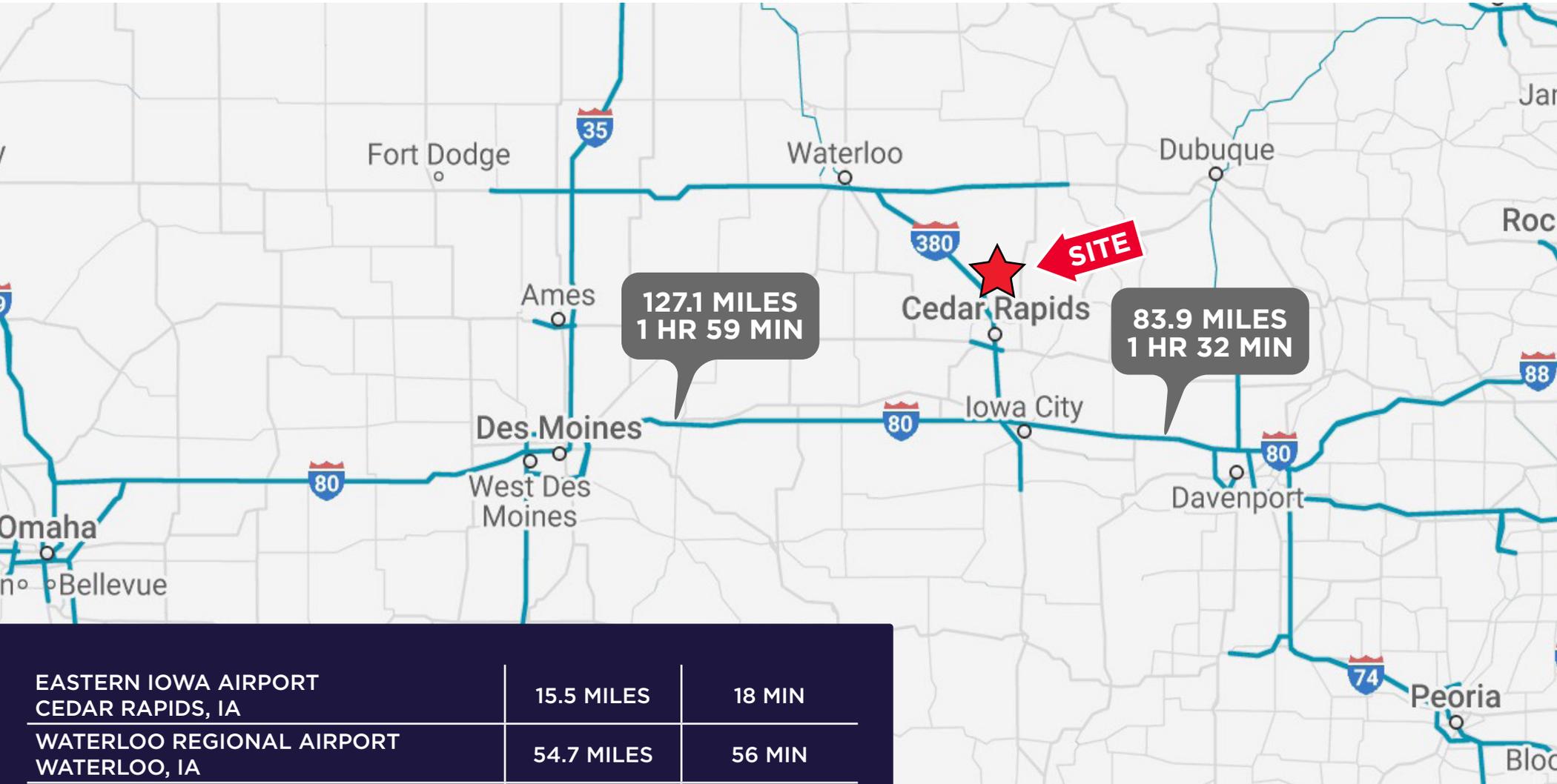
MAJOR ROADS AERIAL



Iowa Commercial Advisors

A CENTRAL LOCATION

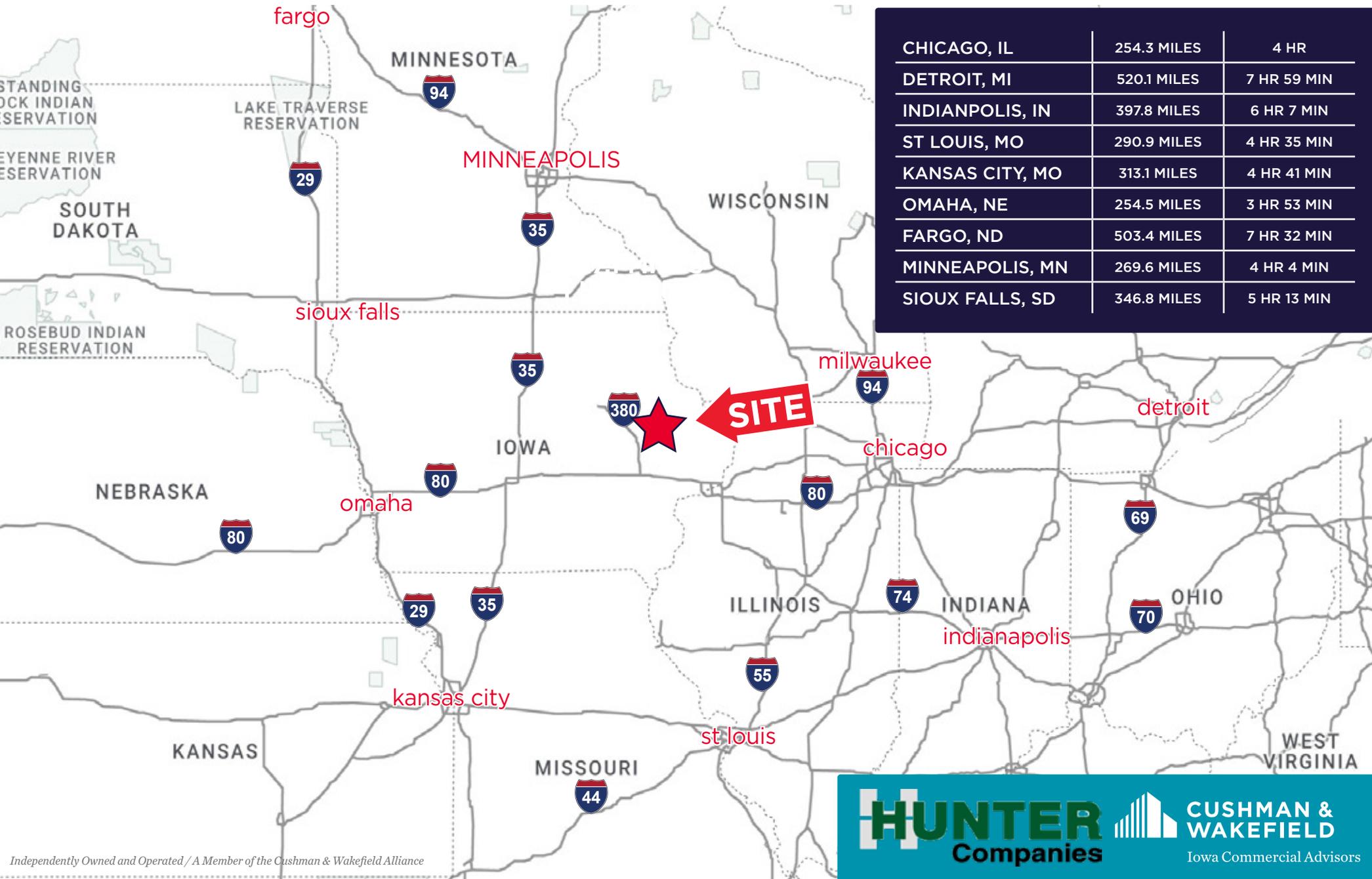
EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	15.5 MILES	18 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	54.7 MILES	56 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	96.3 MILES	1 HR 26 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	126.1 MILES	2 HR 5 MIN

A CENTRAL LOCATION

MIDWEST INTERSTATE MAP



CHICAGO, IL	254.3 MILES	4 HR
DETROIT, MI	520.1 MILES	7 HR 59 MIN
INDIANPOLIS, IN	397.8 MILES	6 HR 7 MIN
ST LOUIS, MO	290.9 MILES	4 HR 35 MIN
KANSAS CITY, MO	313.1 MILES	4 HR 41 MIN
OMAHA, NE	254.5 MILES	3 HR 53 MIN
FARGO, ND	503.4 MILES	7 HR 32 MIN
MINNEAPOLIS, MN	269.6 MILES	4 HR 4 MIN
SIOUX FALLS, SD	346.8 MILES	5 HR 13 MIN

ICR IOWA

Hiawatha is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



729,401
WORKFORCE
POPULATION



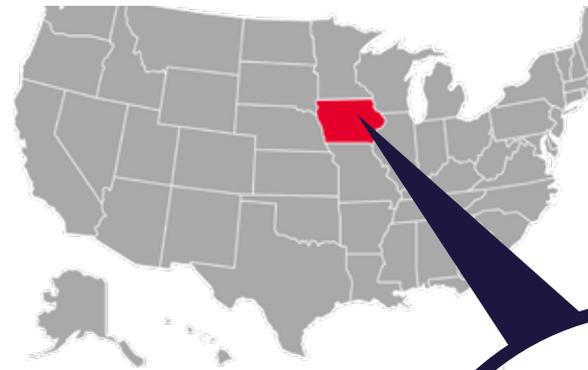
95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE



CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

HUNTER
Companies

7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington



487,106
POPULATION

\$1,227,628,806
ANNUAL GOODS EXPORT

36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



**RANKED #2 BEST COST
OF DOING BUSINESS**

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