

# FOR LEASE

## 3500 DALTON WAY SW, SUITE 500 CEDAR RAPIDS, IA 52404

10,000 - 20,000 SF AVAILABLE



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**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

# 3500 DALTON WAY SW, SUITE 500 CEDAR RAPIDS, IA 52404

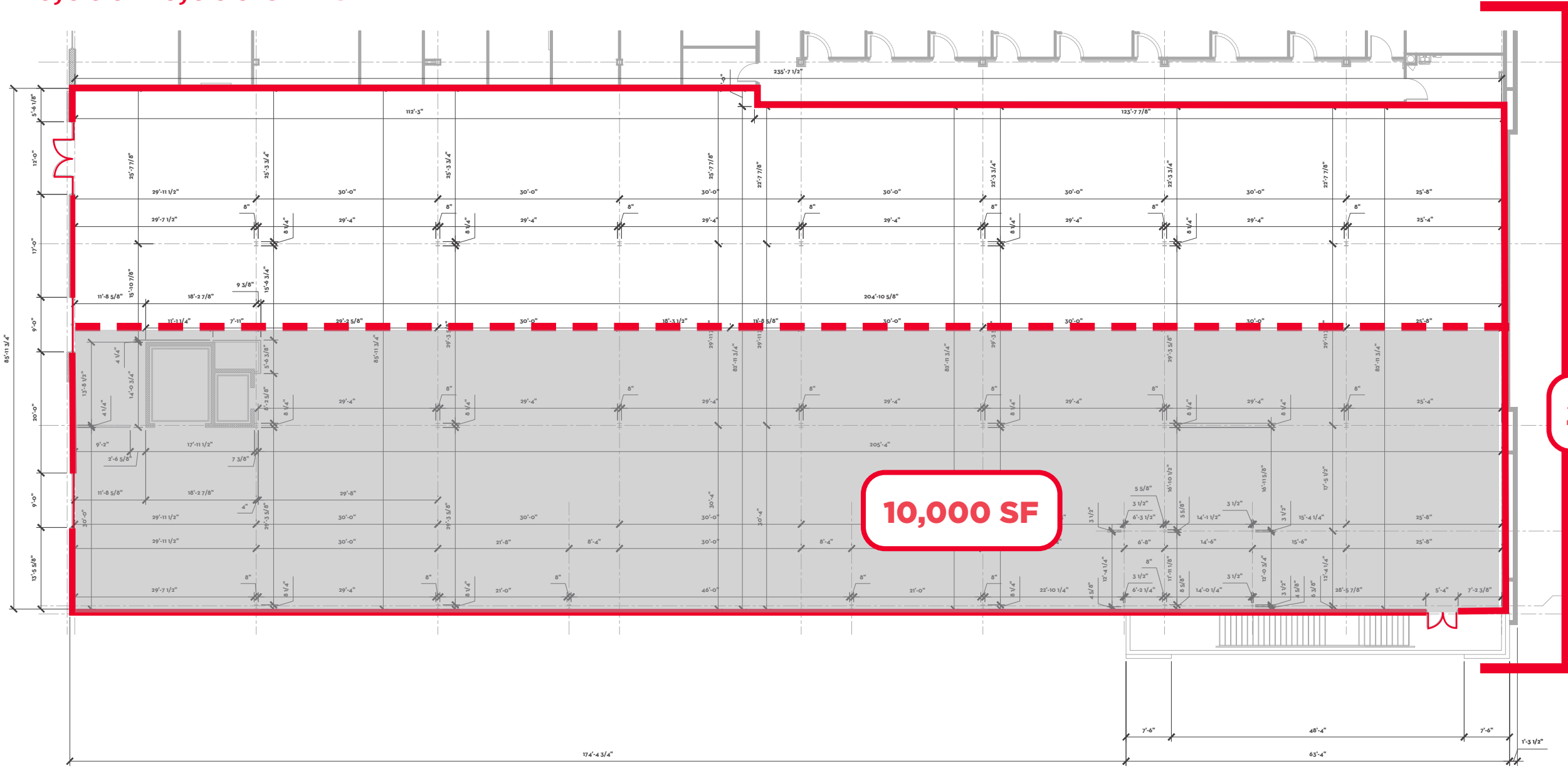
**10,000-20,000 SF AVAILABLE**  
**\$5.00 PSF NNN**  
**OPEX: \$4.35**  
**TI: NEGOTIABLE**

- 10,000-20,000 SF of Retail space for lease adjacent to VA Clinic at Westdale
- Space is vanilla shell condition and may be demised into two 10,000 SF suites
- Landlord is willing to provide TI's
- Ample parking and signage is available on-site
- Great location for an assortment of tenants for various uses
- Adjacent to many nationally recognized tenants and high traffic counts



**CONCEPTUAL FLOOR PLAN**  
**10,000-20,000 SF AVAILABLE**

**3500 DALTON WAY SW, SUITE 500**  
**CEDAR RAPIDS, IA 52404**



SUITE	SF	STATUS
500	10,000-20,000 SF	AVAILABLE

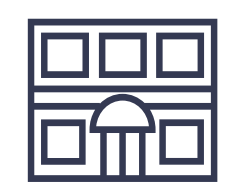
**20,000 SF**

**10,000 SF**





# Westdale Town Center



Multiple nationally recognizable tenants - JC Penney, Ross Dress for Less, PetSmart, and Burlington



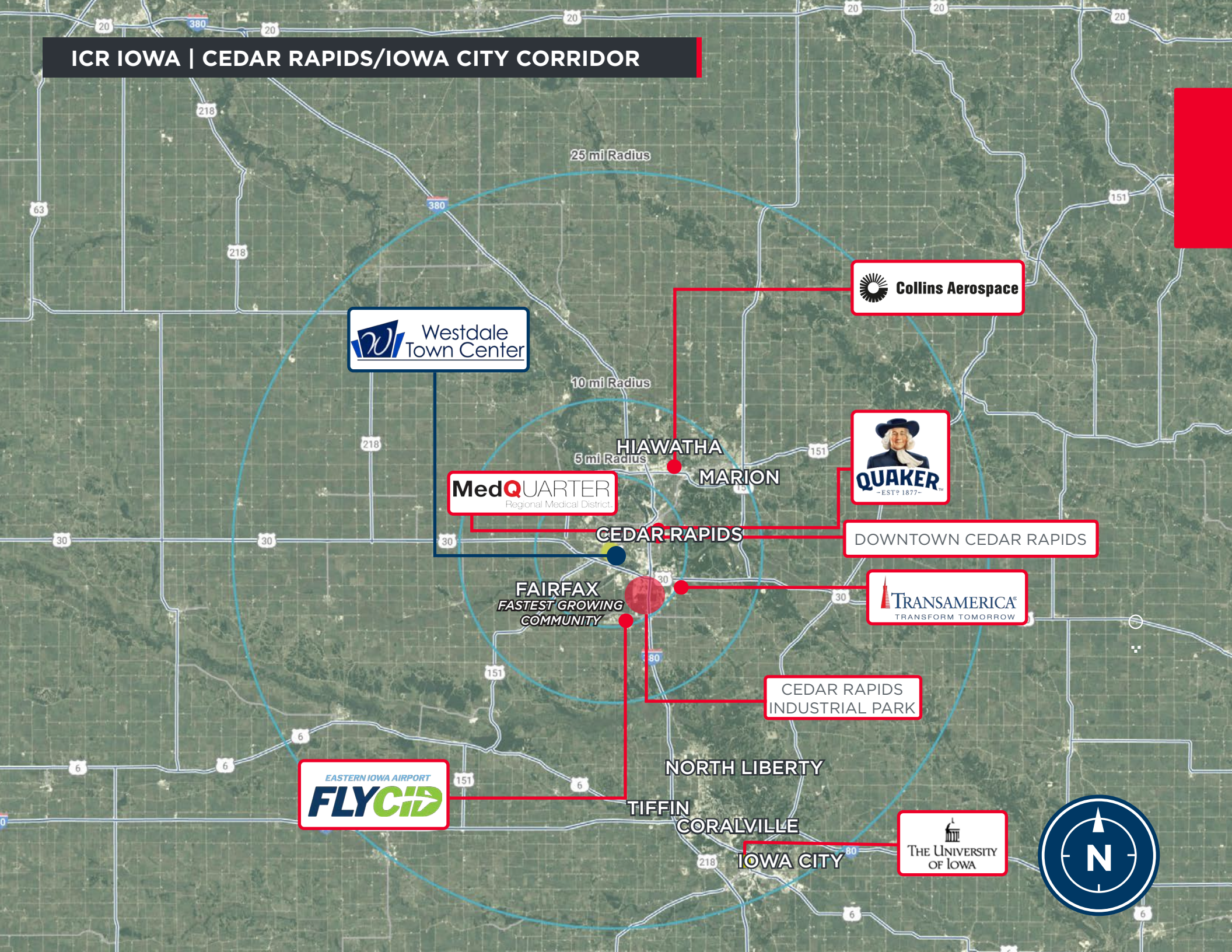
High vehicle counts throughout the center



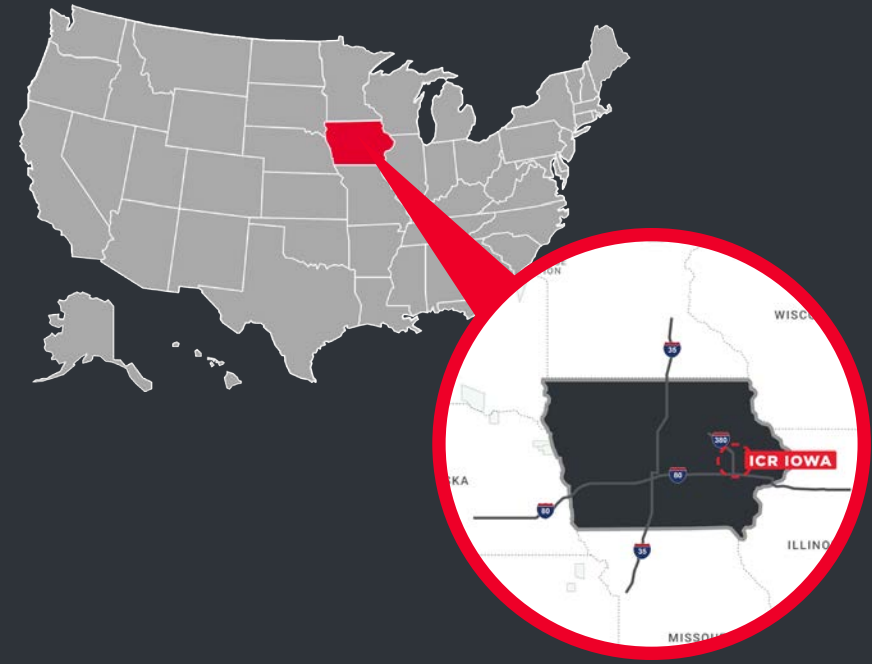
Value-add potential with multiple lots available for development

# SHOP - WORK - LIVE - PLAY

# ICR IOWA | CEDAR RAPIDS/IOWA CITY CORRIDOR



WESTDALE TOWN CENTER 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

**487,106**  
POPULATION

**36,816,284**  
300 MILE POPULATION



**95%**  
EDUCATIONAL  
ATTAINMENT



**8.9%**  
EMPLOYMENT  
GROWTH RATE



**36**  
MEDIAN  
AGE

	1 MILE	3 MILE	5 MILE
Est. Population	8,429	55,000	97,680
Daytime Population	8,073	38,661	87,210
Labor Population	6,621	44,038	78,534
White Collar Workers	57.8%	56.2%	59.7%
Blue Collar Workers	42.2%	43.8%	40.3%
Est. Households	3,709	23,468	41,432
Est. Average HH Income	\$81,200	\$91,390	\$99,311
Average HH Size	2.2	2.3	2.3
Median Age	35.0	37.7	36.7
Total Annual HH Expenditure	\$223.69M	\$1.5B	\$2.89B
Total Annual Retail Expenditure	\$106.01M	\$731.13M	\$1.36B
Monthly HH Expenditure	\$5,026	\$5,489	\$5,803

# Exclusive Advisors

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