

RETAIL/OFFICE/ SPECIAL PURPOSE SPACE

FOR LEASE

11,393 SF AVAILABLE

200 COLLINS ROAD NE
CEDAR RAPIDS, IOWA 52402



CRAIG BYERS, CCIM

319 360 7017

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JASON ROGERS

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AUSTIN GEASLAND

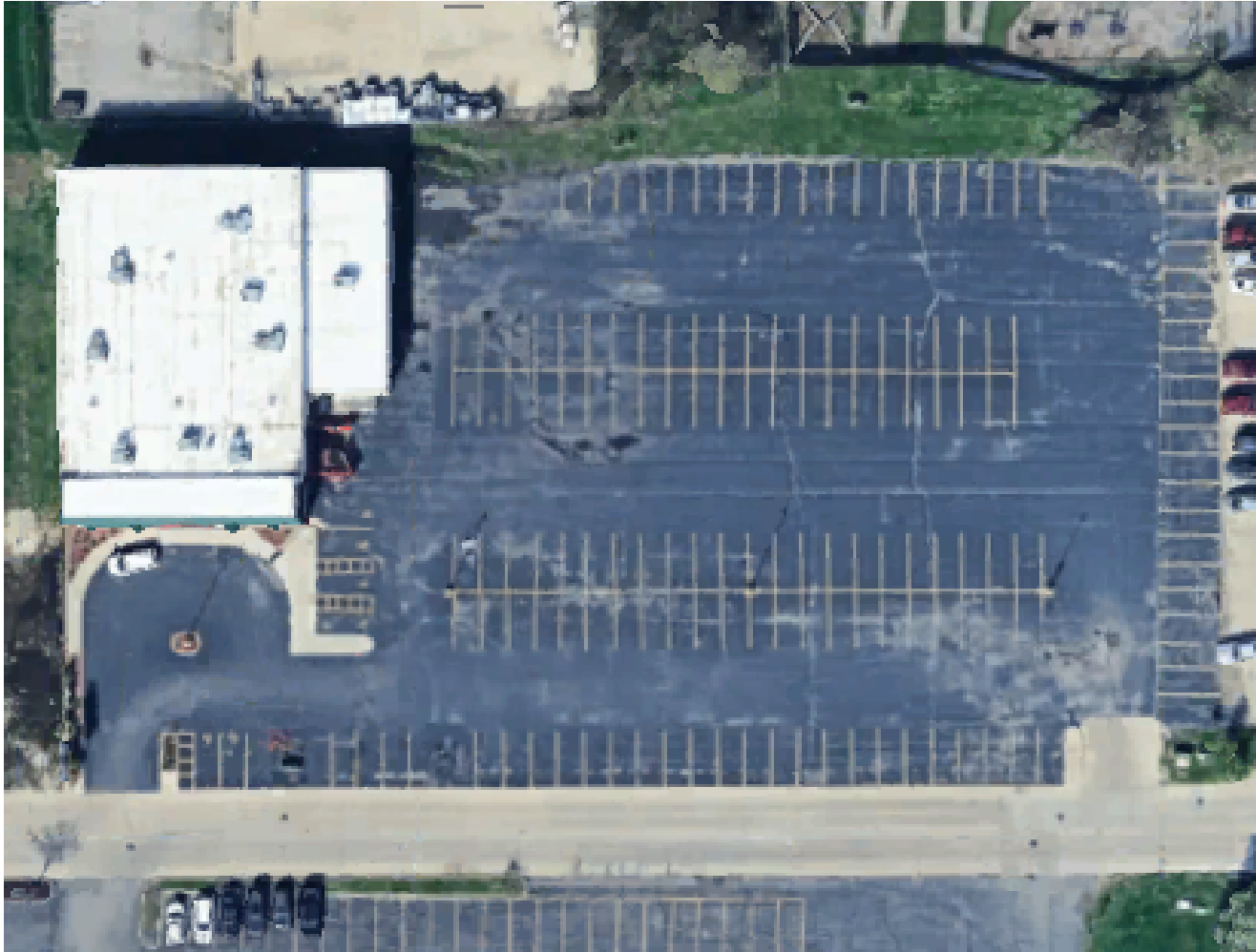
319 893 3279

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1950 BOYSON RD HIAWATHA, IA 52233 | 319 294 3339 | Q4REALESTATE.COM



REAL ESTATE

SITE HIGHLIGHTS**PREMISES**

\$11,000 Gross Per Month

Total Building size is 11,393 SF

1.96 Acre lot

Built in 1972

Contact listing agent for information regarding lease terms

SITE HIGHLIGHTS

- Zoning: Suburban Mixed Use Regional Center
- Features spacious open rooms, kitchen and dining area, lobby, a mezzanine and large, paved off-street parking
- Possession on September 2025

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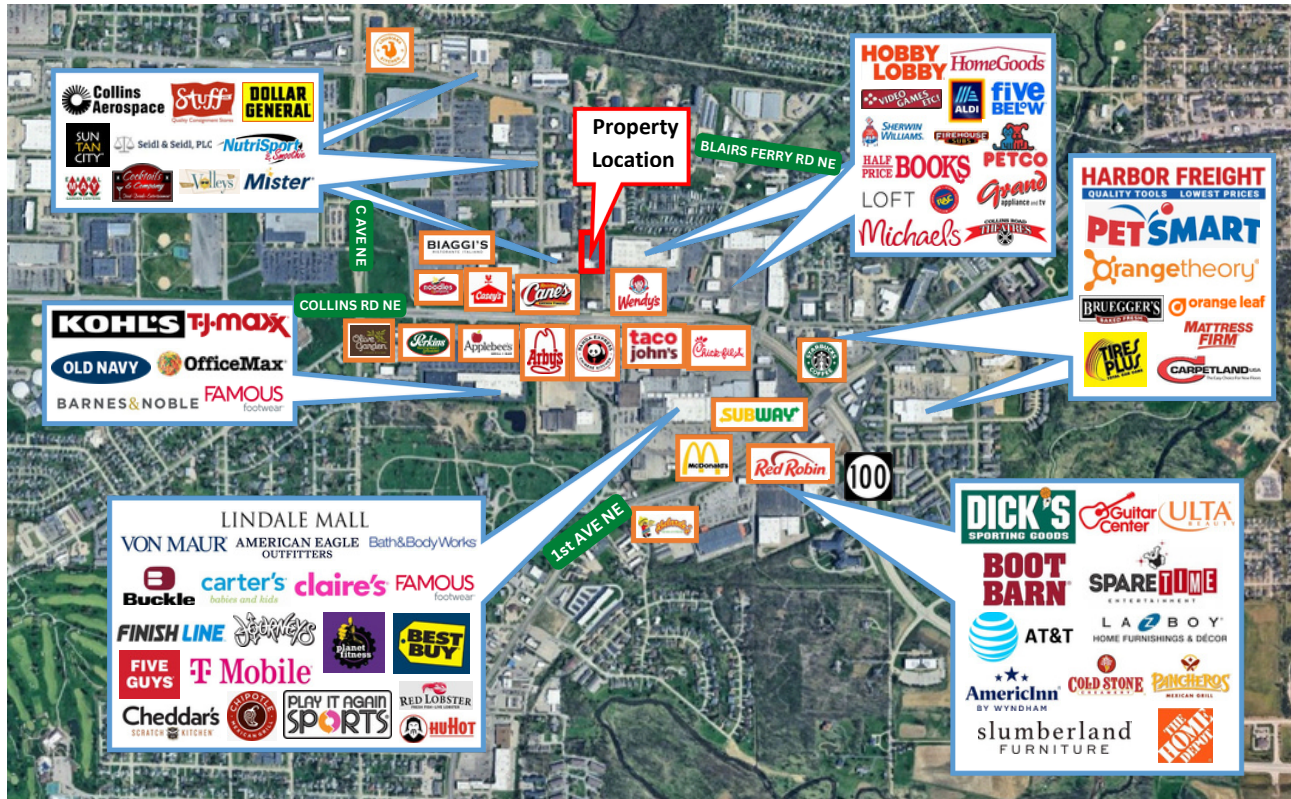
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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	7,620	76,105	137,159
Households	3,726	32,960	58,123
Median HH Income	\$58,767	\$74,313	\$76,792
Median Net Worth	\$118,139	\$213,298	\$245,798

LOCATION HIGHLIGHTS

- Centrally located among numerous retail shops and a variety of sit-down and quick-service restaurants, with Lindale Mall just across the street in Cedar Rapids' vibrant retail hub ideally situated off Collins Road NE / Highway 100.
- Seamless connectivity via Collins Road / Highway 100, with easy access to Highway 151 and I-380 nearby.
- Traffic counts exceed 24,500 vehicles per day on Collins Road NE / Highway 100 in this area.

SURROUNDING BUSINESSES

Lindale Mall, Hobby Lobby, Firehouse Subs, Five Below, Aldi, HomeGoods, Half Price Books, PetCo, Wendy's, Sherwin-Williams, Video Games Etc., Raising Cane's, Mister Car Wash, Casey's, Arby's, Panda Express, Taco John's, Chick-fil-A, Starbucks, Kohl's, Chipotle, Cheddar's, Five Guys, Olive Garden, Perkins, T.J. Maxx, OfficeMax, Famous Footwear, Finish Line, Old Navy, Collins Aerospace, Applebee's, Biaggi's Ristorante, PetSmart, Harbor Freight, Michael's, Dick's Sporting Goods, Spare Time, Red Robin, McDonald's, Subway, Best Buy and so much more.

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INTERIOR PHOTOS



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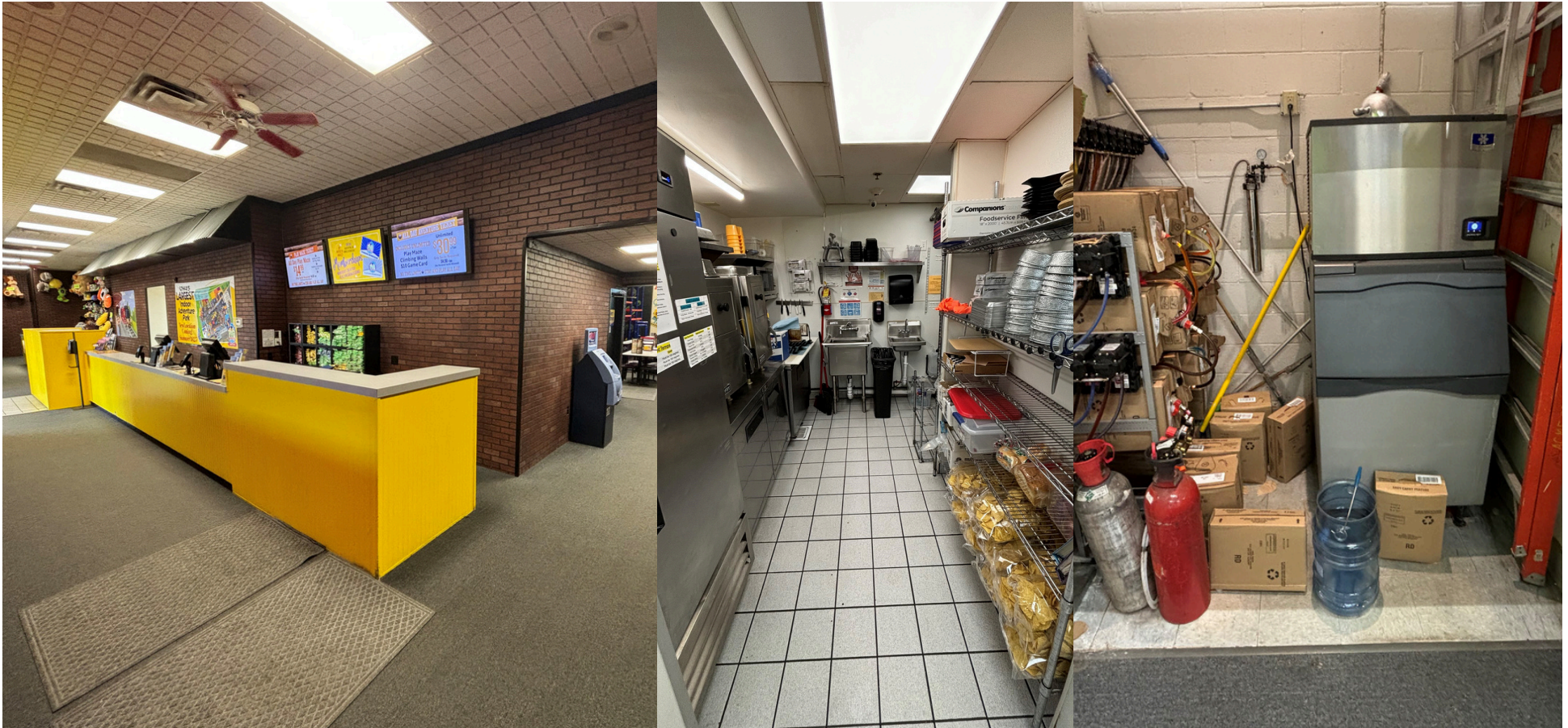
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