



DRIVE-THRU RETAIL SPACE AVAILABLE | WILLIAMS PLAZA

FOR LEASE

3315 WILLIAMS BLVD SW | CEDAR RAPIDS, IA 52404



WSG
CRE

SKOGMAN
COMMERCIAL

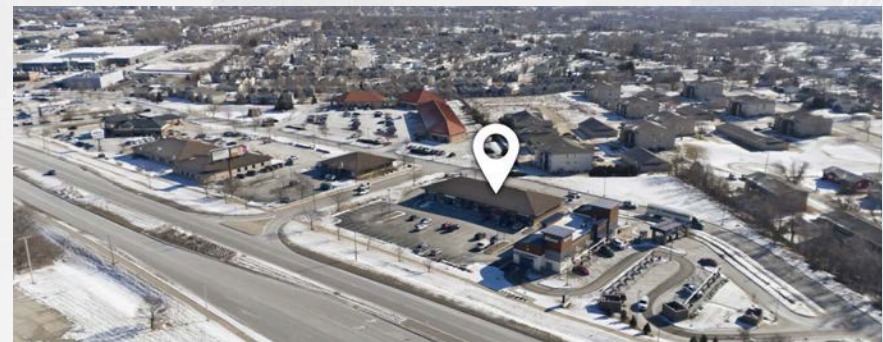


PROPERTY OVERVIEW

Property Details	
Address	3315 Williams Blvd SW Cedar Rapids, IA 52404
Building Size	9,030 SF
Space Available	1,506 SF
Year Built	2004
Lot Size	1.25 AC
Legal Description	WILLIAMS PLAZA 3RD STR/LB 2
Zoning	S-MC
County	Linn
Parcel #	143125101400000
County	Linn
Traffic Counts	Williams Blvd (13,900 VPD)
Est. Op Ex	\$6.61 PSF
Lease Rate	\$15.50 PSF / NNN

Former end-cap restaurant space with drive-thru available for lease along Williams Blvd. The restaurant is equipped with high-end commercial kitchen equipment (cooler, oven, hood, dishwasher, etc.) that is negotiable upon request.

Constructed in 2004, Williams Plaza is a well-positioned neighborhood retail center located at 3315 Williams Boulevard, one of Cedar Rapids' primary west-side commercial corridors. The property benefits from excellent visibility and convenient access along Williams Blvd (13,900 VPD), a heavily trafficked arterial that serves as a key connector between residential neighborhoods and major retail nodes. The corridor has seen significant investment over the last two years, including the \$90 million Westdale Town Center redevelopment project. Anchored by JC Penney, Ross Dress for Less, Burlington, and PetSmart, the Westdale caters to 4.6 million visits per year, a 17% increase over the previous year, providing a continuous flow of customer traffic to the retail corridor.



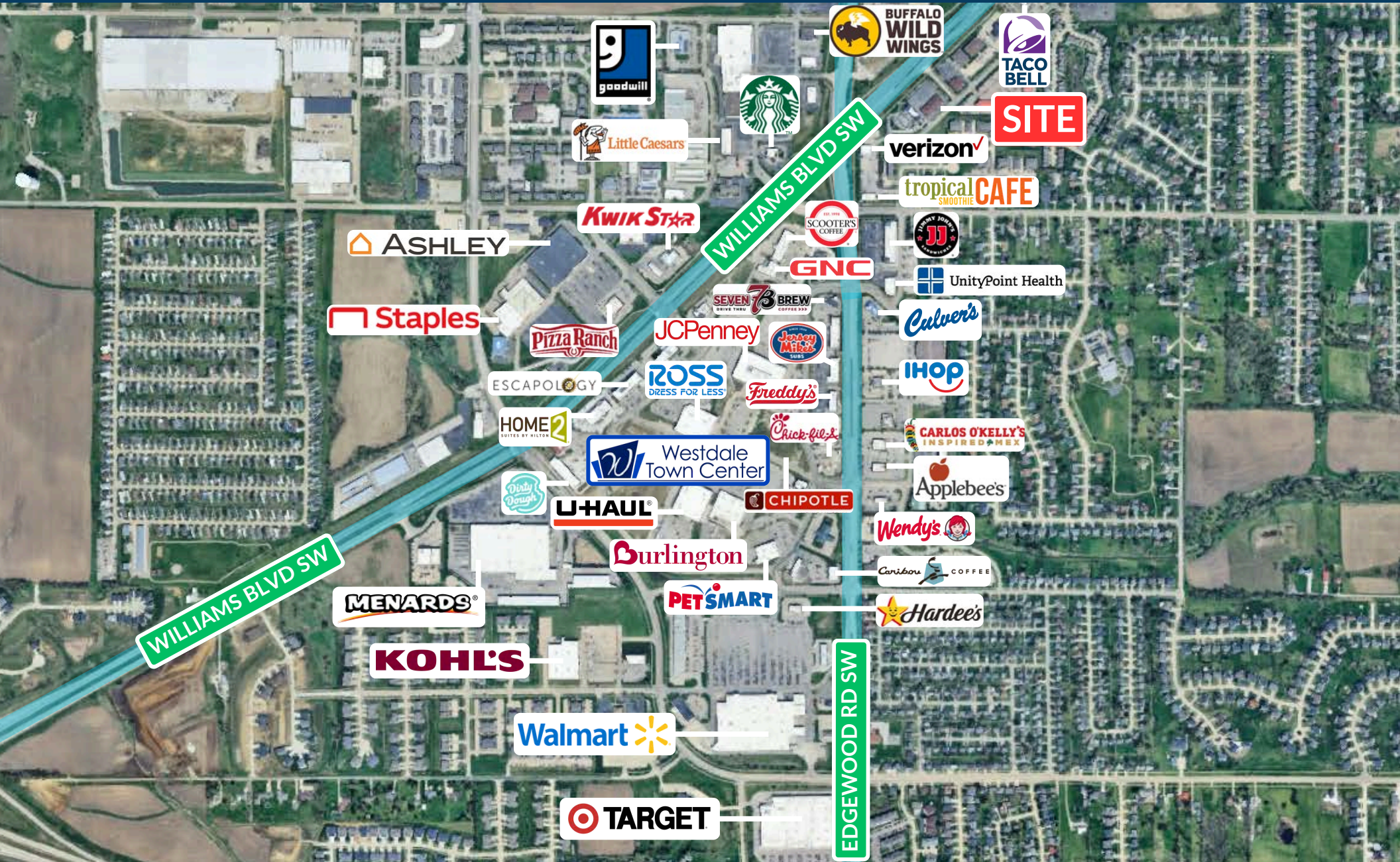


PROPERTY PHOTOS





AERIAL MAP





SITE PLAN



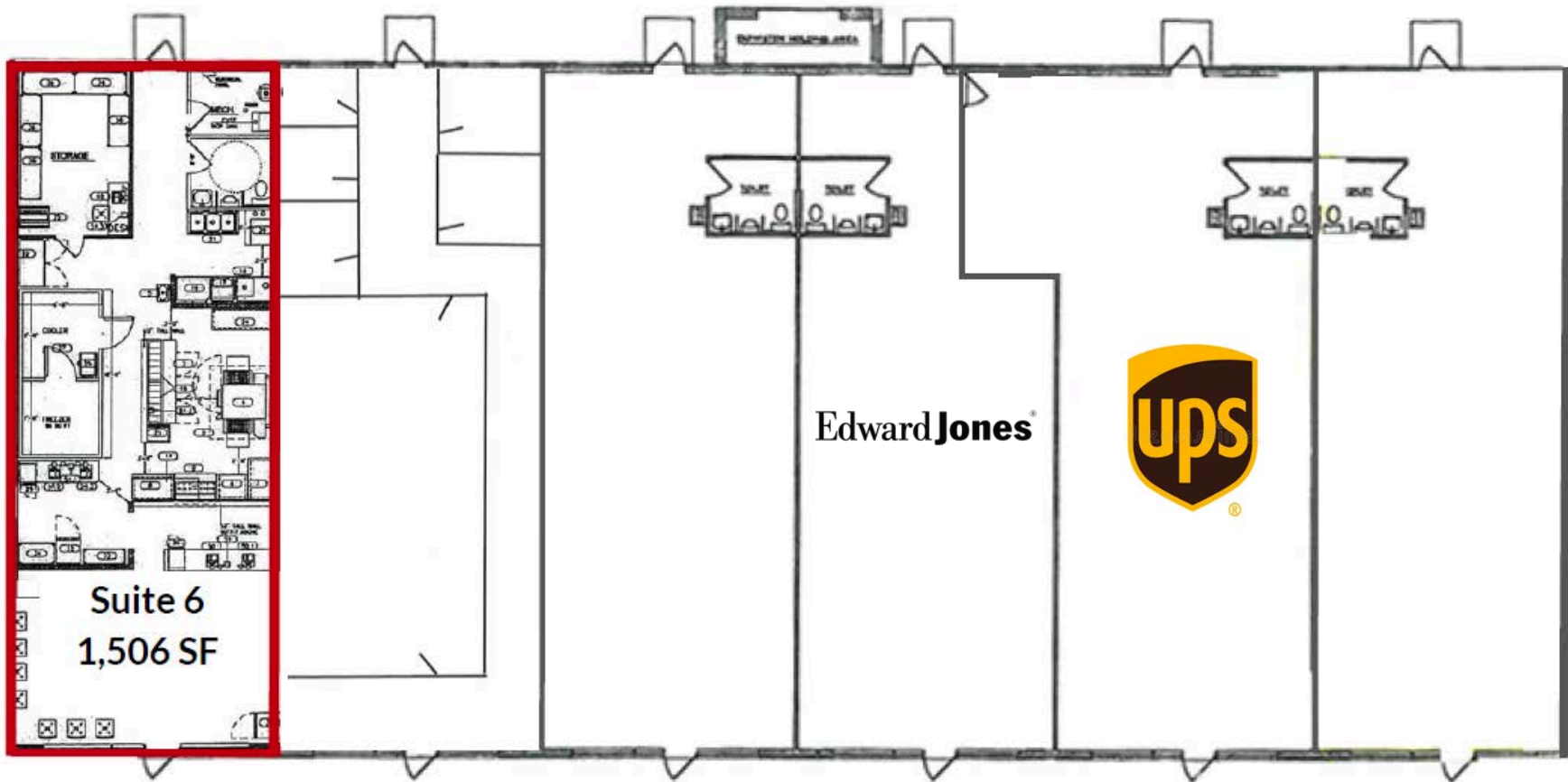
Edgewood Rd SW (8,400 VPD)

Williams Blvd SW (13,900 VPD)

SITE



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. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. 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



EASTERN IOWA AIRPORT NON-STOP FLIGHTS



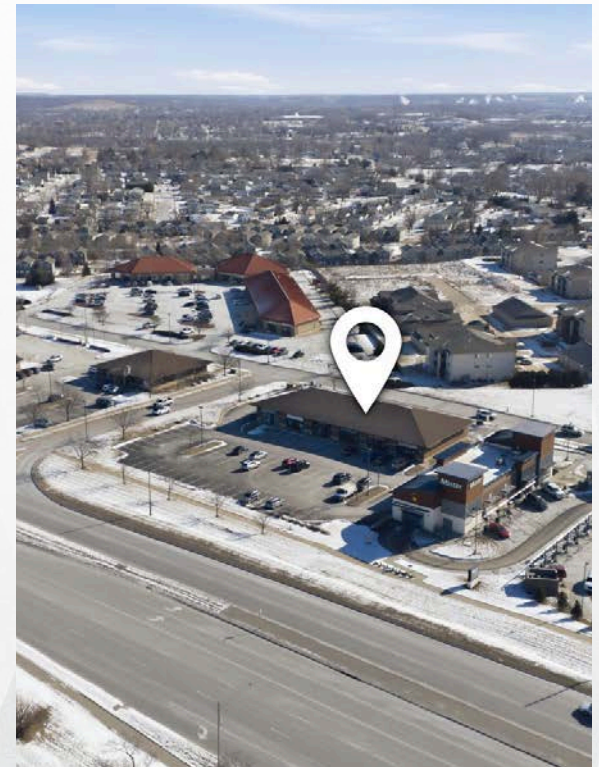
Location	Carrier
Atlanta (ATL)	Delta
Charlotte (CLT)	American Airlines
Chicago (ORD)	American Airlines / United Express
Dallas (DFW)	American Airlines
Denver (DEN)	Frontier Airlines / United Express
Detroit (DTW)	Delta
Las Vegas (LAS)	Allegiant
Los Angeles (LAX)*	Allegiant
Miami (MIA)	American Airlines
Minneapolis (MSP)	Delta
Nashville (BNA)	Allegiant
Orlando/Sanford (SFB)	Allegiant
Orlando International (MCO)	Allegiant
Phoenix/Mesa (AZA)	Allegiant
Punta Gorda/Ft. Myers (PGD)	Allegiant
Sarasota (SRQ)	Allegiant
Tampa/St. Petersburg (PIE)	Allegiant





DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	11,836	65,370	125,998
	2025 Population	9,080	58,948	107,885
	Annual Population Growth Rate	0.30%	0.20%	0.20%
	2025 Median Age	37.0	38.4	37.8
	2025 Total Households	3,878	25,097	45,842
	Annual Household Growth Rate	0.50%	0.30%	0.30%
	2025 Average Household Income	\$71,877	\$83,954	\$91,990
	Daily Traffic Count: 13,900 VPD			





CONTACTS



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