

THUNDER RIDGE DEVELOPMENT

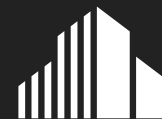
WEST 1ST ST | CEDAR FALLS, IOWA

VARIOUS LOT SIZES AVAILABLE

W 1ST ST



DUSTIN WHITEHEAD, CCIM
Senior Vice President
+1 319 961 6545
dwhitehead@iowaca.com



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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THUNDER RIDGE DEVELOPMENT

W 1ST ST | CEDAR FALLS, IA

HIGHLIGHTS

- Excellent opportunity in high growth area of Cedar Falls
- Join Fareway, Walgreens, CVS, and others at Thunder Ridge Development
- Highly visible and high traffic
- Lots sized for multiple uses
- Excellent convenience store, retail, or office location

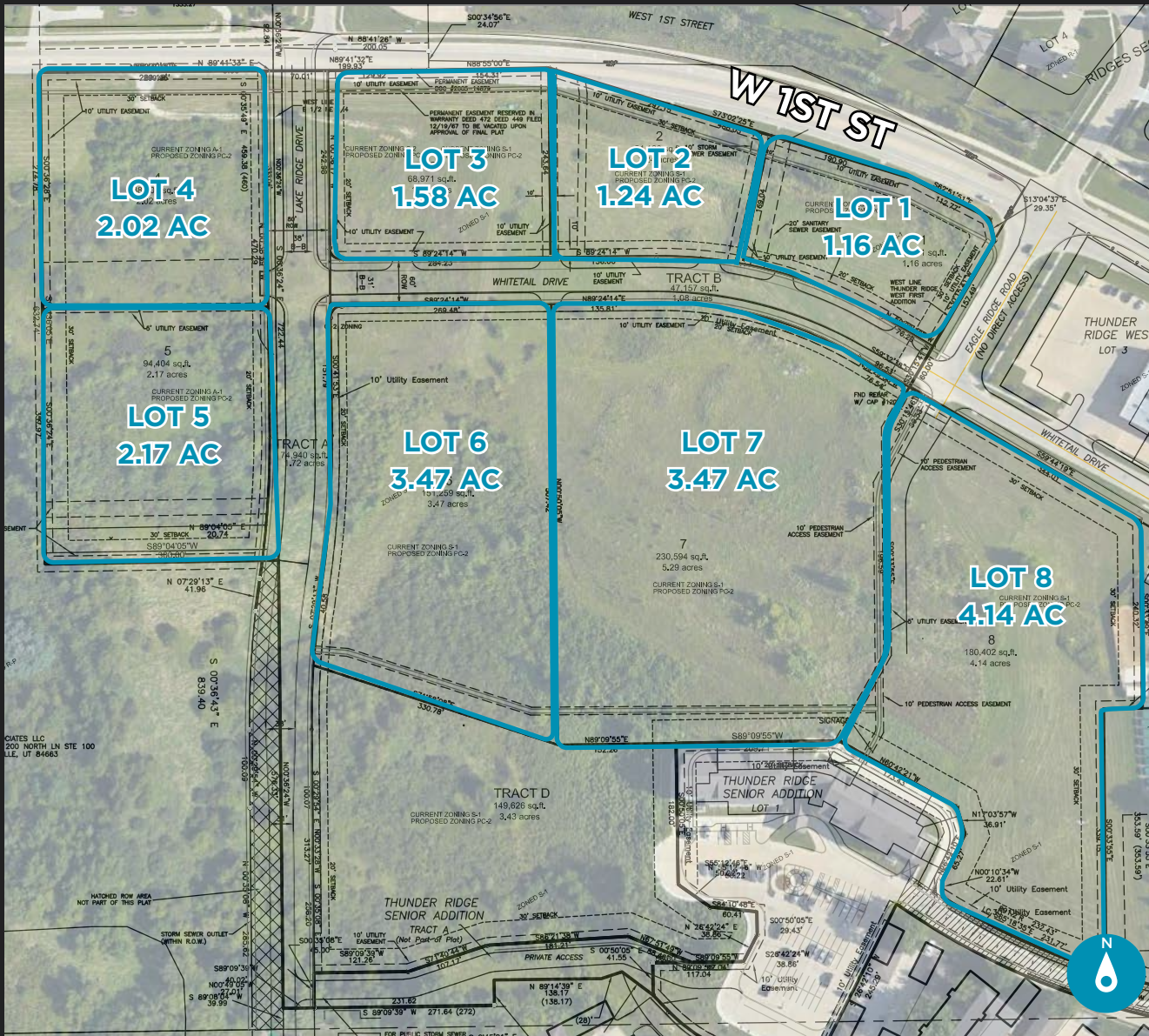
AVAILABILITY

LOT 1	1.16 ACRES	\$12.00 PSF
LOT 2	1.24 ACRES	\$10.00 PSF
LOT 3	1.58 ACRES	\$10.00 PSF
LOT 4	2.02 ACRES	\$10.00 PSF
LOT 5	2.17 ACRES	\$8.00 PSF
LOT 6	3.47 ACRES	\$8.00 PSF
LOT 7	5.29 ACRES	\$8.00 PSF
LOT 8	4.14 ACRES	\$8.00 PSF



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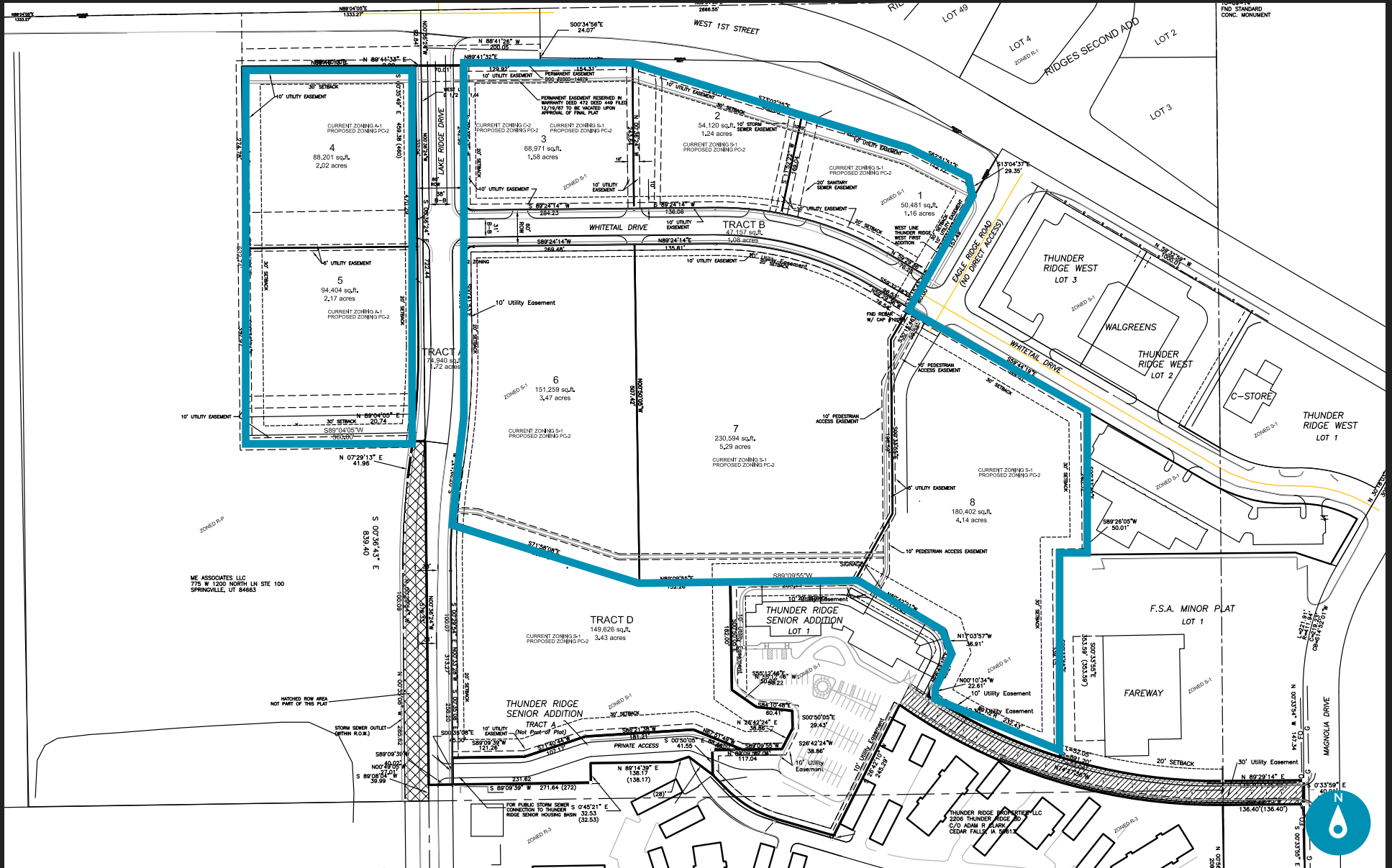


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SITE PLAN

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RETAIL AERIAL

W 1ST ST | CEDAR FALLS, IA



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
POPULATION	5,800	25,651	44,120
AVG. HH INCOME	\$156,105	\$103,840	\$98,105
TOTAL HOUSEHOLDS	2,376	9,483	17,299
DAYTIME POPULATION	3,249	17,064	34,027