



RETAIL SPACE AVAILABLE | MARKETPLACE ON 1ST

FOR LEASE

4701 1ST AVE SE | CEDAR RAPIDS, IA 52402



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Constructed in 2006, Marketplace on 1st offers one available suite (1,423 SF) situated on a high-visibility corner positioned at one of Cedar Rapids' most travelled intersections: Collins Road NE and 1st Avenue NE. The intersection carries over 44,000 vehicles per day, and is home to major shopping destinations including Lindale Mall, Collins Road Square, and offers proximity to freestanding Home Depot and Menards locations. Marketplace on 1st benefits from powerful national co-tenancy, including shadow anchors Dick's Sporting Goods, Spare Time Entertainment, Boot Barn, Ulta Beauty and additional major retailers that consistently draw regional traffic. Marketplace on 1st caters to over 1.6 million annual visits (Placer.Ai).

The center is situated in a hub of retail activity and benefits greatly from surrounding residential densities beyond the intersection. With immediate access from two major thoroughfares and proximity to key lifestyle destinations, the site is positioned at the heart of Cedar Rapids' daily activity and long-term commercial growth.

Property Details

Address	4701 1 st Ave NE Cedar Rapids, IA 52402
Space Available	1,423 SF
Year Built	2006
County	Linn
Traffic Counts	Collins Rd NE: 24,400 VPD 1 st Ave NE: 19,600 VPD
Parcel Number	14024-04002-00000
Est. Op Ex	\$6.10 PSF
Lease Rate	\$27.00 PSF / NNN



4701 1st Ave SE | Cedar Rapids, IA 52402



PROPERTY PHOTOS



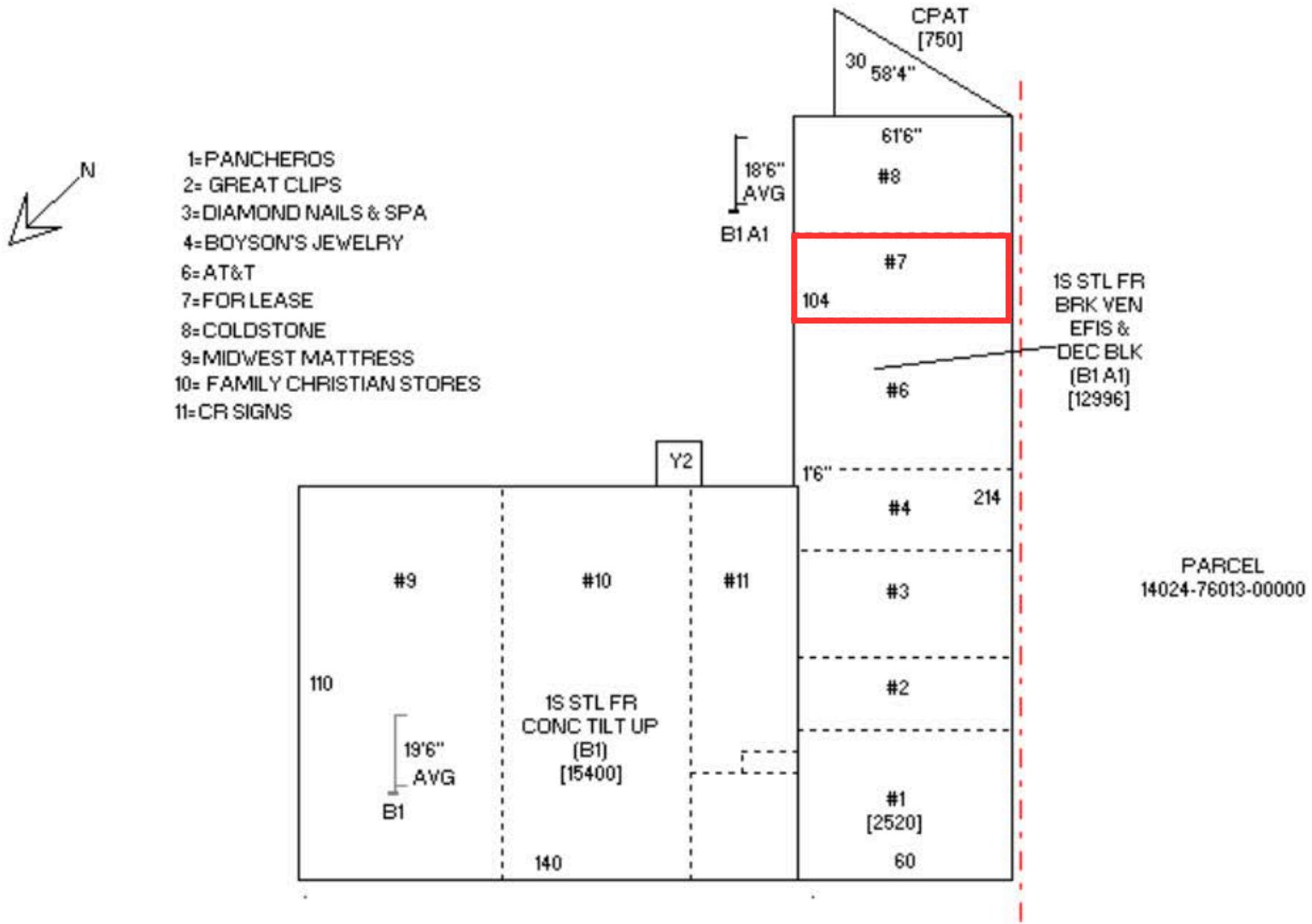


AERIAL MAP





SITE 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. 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



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	16,354	72,633	152,210
	2025 Population	6,345	76,574	135,939
	Annual Population Growth Rate	0.20%	0.10%	0.20%
	2025 Median Age	40.1	37.3	39.0
	2025 Total Households	3,257	33,080	57,998
	Annual Household Growth Rate	0.40%	0.30%	0.40%
	2025 Average Household Income	\$79,449	\$98,931	\$100,624
	Daily Traffic Count: Collins Rd NE: 24,400 VPD; 1 st Ave E: 19,600 VPD			





CONTACTS



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