



Westdale  
Town Center

2600 EDGEWOOD RD SW  
CEDAR RAPIDS, IA



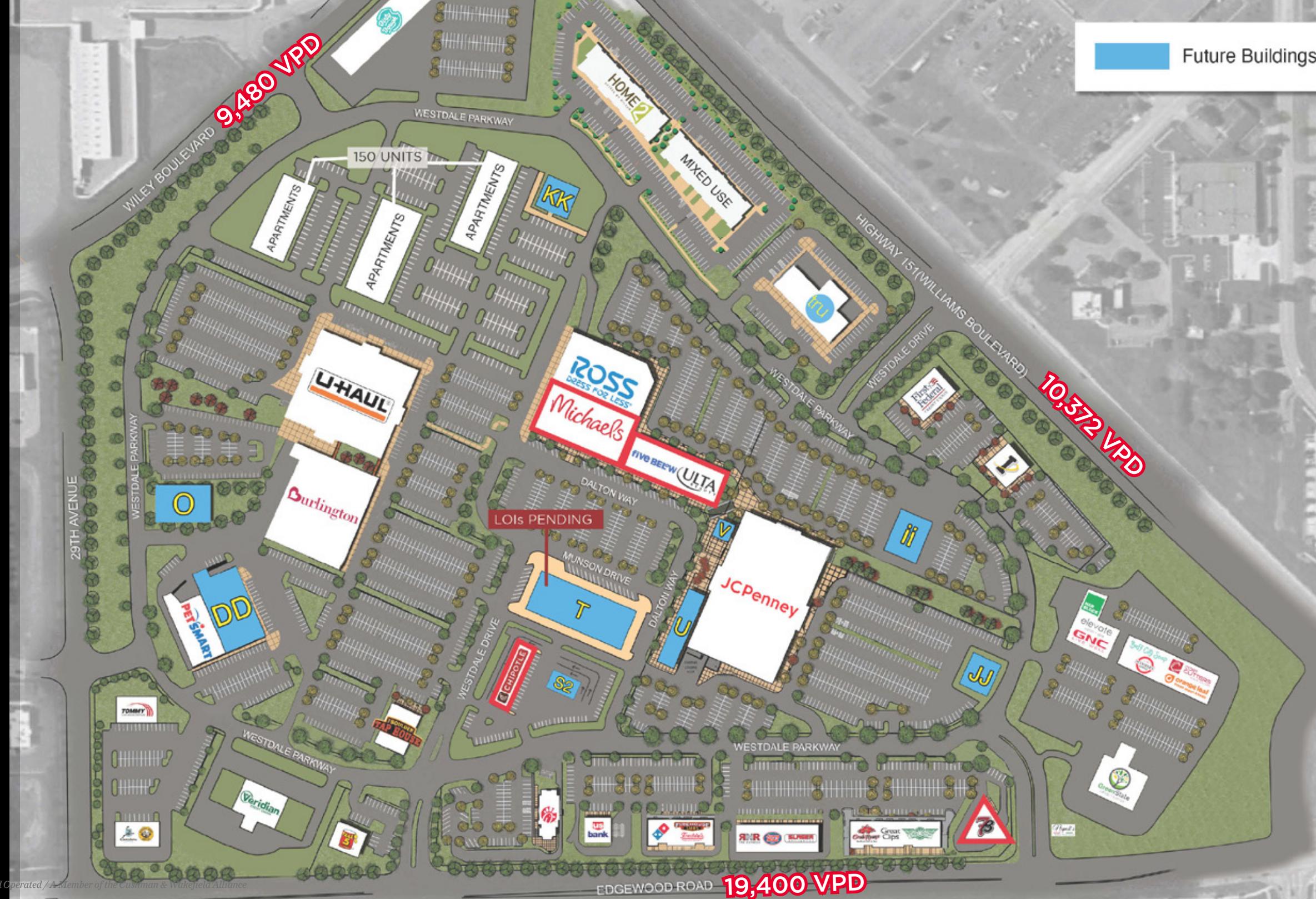
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BUILD-TO-SUIT / AVAILABLE LOTS



 Westdale Town Center

AVAILABLE LOTS	BUILDING SIZE	ACREAGE
T	3,000- 15,000 SF	CONTACT AGENT
S2	UP TO 2,500 SF	CONTACT AGENT
DD	12,000 - 25,000 SF	2.28 A
JJ	5,000 - 7,000 SF	1.00 A
KK	5,000 - 7,000 SF	1.00 A
ii	5,000 - 7,000 SF	1.00 A
O	5,000 - 8,000 SF	1.00 A
V	2,000 SF	.50 A
U	4,000 SF	1.00 A



# Buildings Available

BUILDING	SF	BASE RENT
T	3,000 - 15,000 SF	\$19.95 PSF
S2	UP TO 2,500 SF	CONTACT AGENT

Lots are available for BTS/Lease/Ground Lease/Sale

OPEX: Est. \$6.10 PSF

TI package Negotiable



# Build-to-Suit Retail Available

<b>SUITE</b>	<b>SF</b>	<b>BASE RENT</b>
DD -A	12,500 SF	\$10.95 PSF - SHELL
DD-B	12,500 SF	\$10.95 PSF - SHELL
DD-A-B	25,000 SF	\$10.95 PSF - SHELL
Other Lots Available	2,000 - 34,000 SF	\$10.95 PSF - SHELL

**Lots are available for BTS/Lease/Ground Lease/Sale**  
**OPEX: Est. \$6.10 PSF**  
**TI package Negotiable**



# Restaurant Pads Available

LOT	ACRES	BASE RENT
JJ	1.00 AC	\$28-\$30.00 PSF
KK	1.00 AC	\$28-\$30.00 PSF
ii	1.00 AC	\$28-\$30.00 PSF

Lots are available for BTS/Lease/Ground Lease/Sale

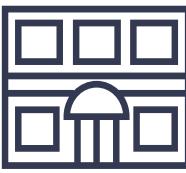
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## Westdale Town Center



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



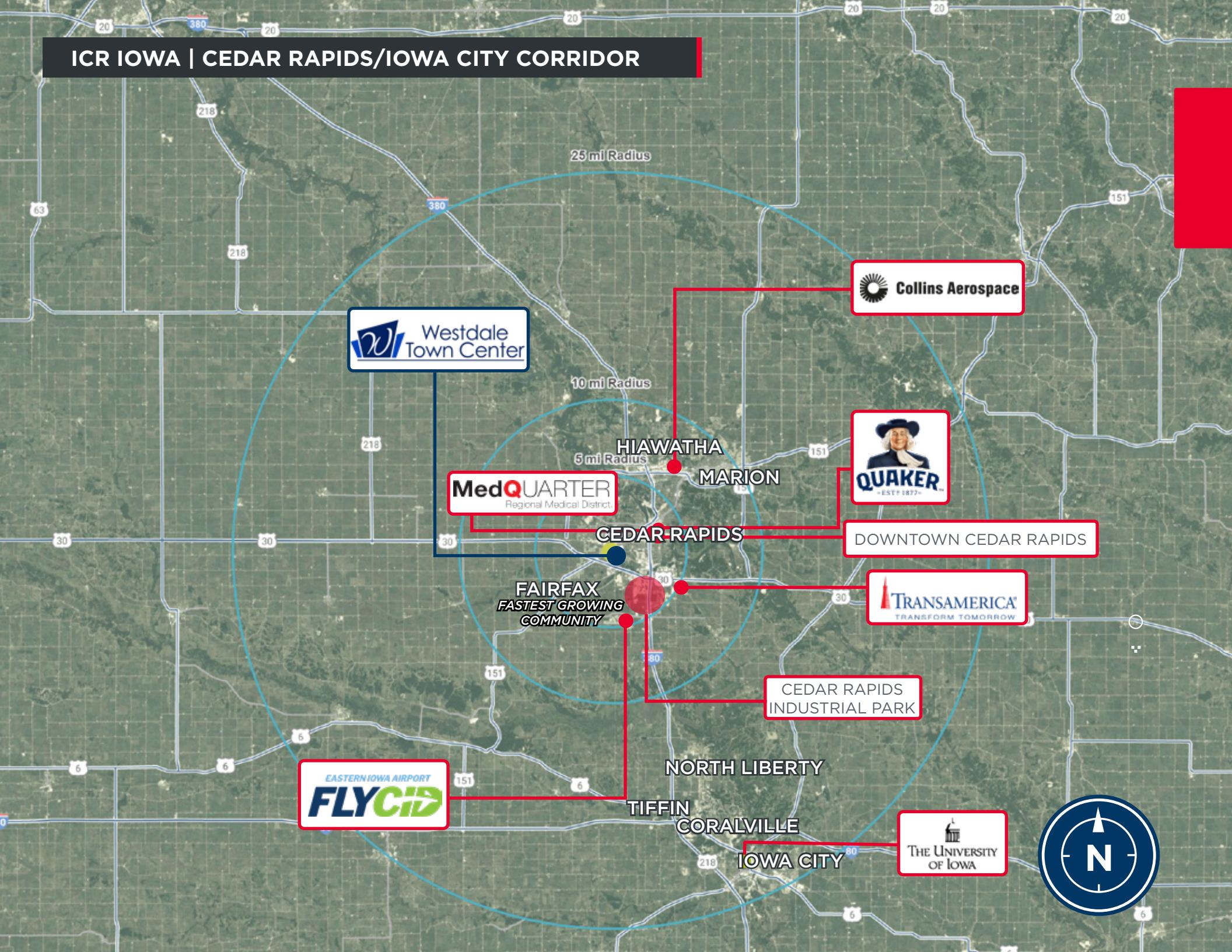
High vehicle counts throughout the center



Value-add potential with multiple lots available for development

**SHOP - WORK - LIVE - PLAY**

## ICR IOWA | CEDAR RAPIDS/IAWA 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



**95%**  
EDUCATIONAL  
ATTAINMENT

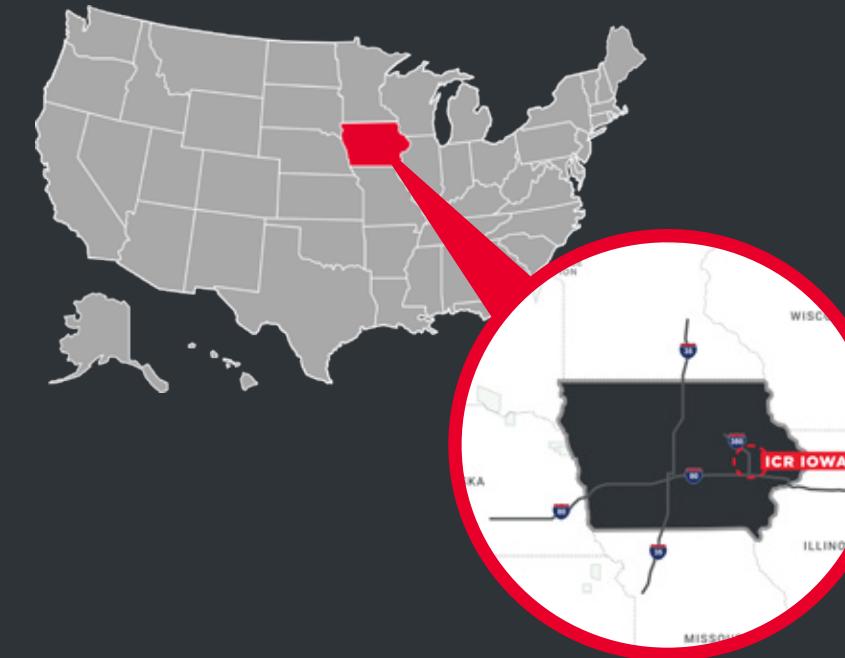


**8.9%**  
EMPLOYMENT  
GROWTH RATE

  
**36**  
MEDIAN  
AGE

**487,106**  
POPULATION

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



	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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