



# Westdale Town Center

2600 EDGEWOOD RD SW  
CEDAR RAPIDS, IA

**RYAN FITZPATRICK**  
Senior Vice President  
+1 319 431 1898  
rfitzpatrick@iowaca.com

**PARKER RIDGE**  
Associate  
+1 641 226 9983  
pridge@iowaca.com

**CHLOE MARZEN**  
Business Analyst  
**OLIVIA CHRISTIANSON**  
Marketing Specialist



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

**BUILD-TO-SUIT / AVAILABLE LOTS**



Future Buildings

## Westdale Town Center

AVAILABLE LOTS	BUILDING SIZE	ACRES
T	3,000- 15,000 SF	CONTACT AGENT
S2	UP TO 2,500 SF	CONTACT AGENT
DD	12,000 - 25,000 SF	2.28 AC
JJ	5,000 - 7,000 SF	1.00 AC
KK	5,000 - 7,00 SF	1.00 AC
ii	5,000 - 7,000 SF	1.00 AC
O	5,000 - 8,000 SF	1.00 AC
V	2,000 SF	.50 AC
U	4,000 SF	1.00 AC





10,372 VPD  
WILLIAMS BLVD  
BUS 151

ULTA  
BEAUTY

five BELOW

Michael's

ROSS  
DRESS FOR LESS

ROSS  
S FOR LESS

LOT JJ  
RESTURANT PAD

GreenState  
CREDIT UNION

BUILDING T  
15,975 SF

BUILDING S2  
UP TO 2,500 SF

NEW  
CHIPOTLE

TARGET

Burlington

Walmart

PETSMART

Culver's

TEXAS  
ROADHOUSE

IHOP

Domino's

Chick-fil-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

SUITE	SF	BASE RENT
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

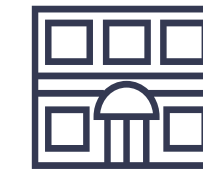
Lots are available for BTS/Lease/Ground Lease/Sale  
OPEX: Est. \$6.10 PSF  
TI package Negotiable







## Westdale Town Center



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



High vehicle counts throughout the center

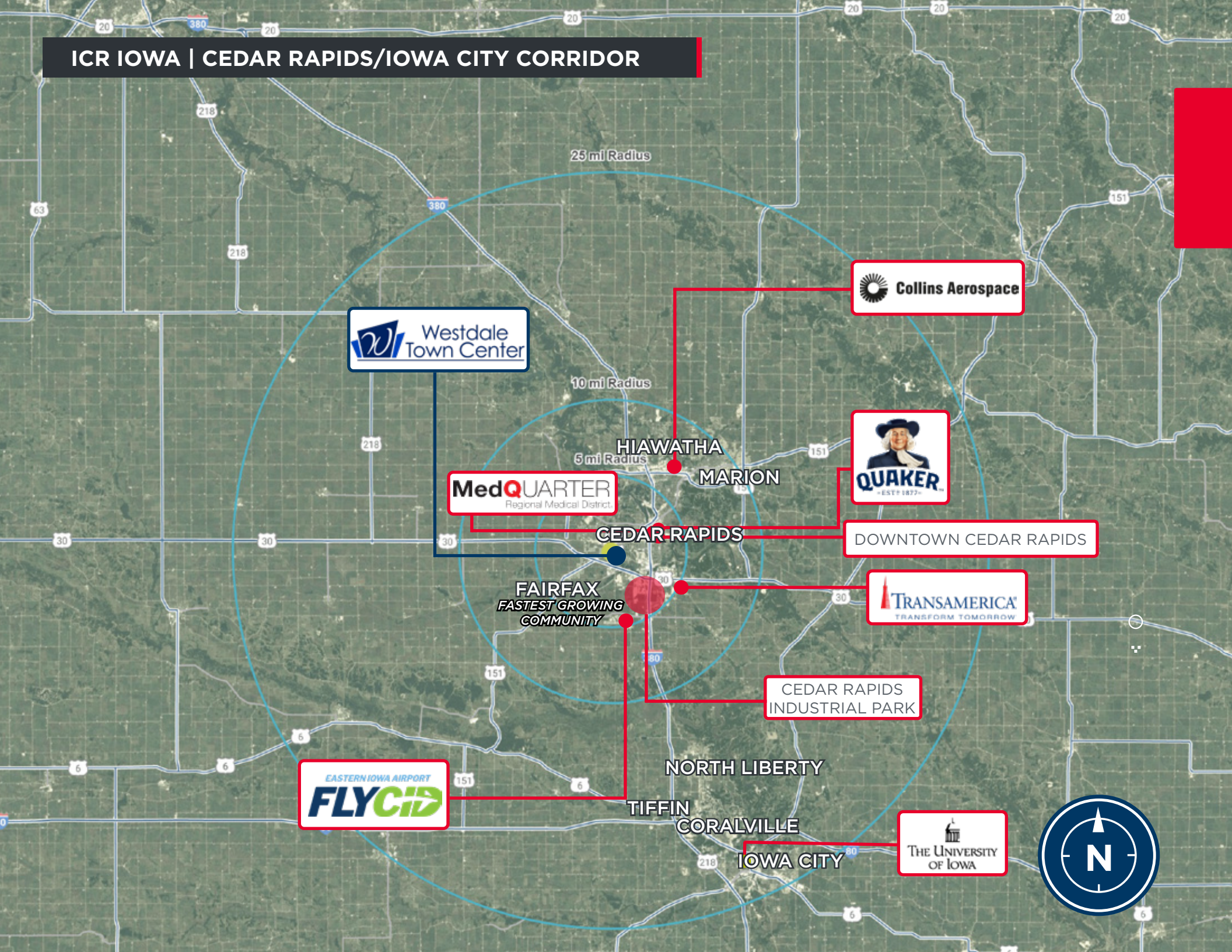


Value-add potential with multiple lots available for  
development

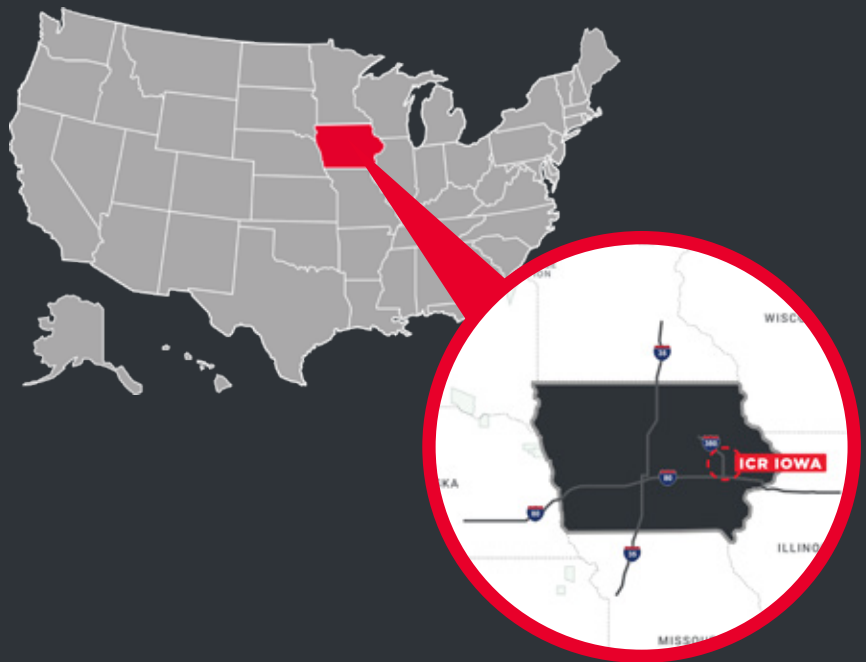
# SHOP - WORK - LIVE - PLAY



ICR IOWA | CEDAR RAPIDS/IOWA 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

**487,106**  
**POPULATION**

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



**95%**  
EDUCATIONAL  
ATTAINMENT



**8.9%**  
EMPLOYMENT  
GROWTH RATE



**36**  
MEDIAN  
AGE

	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*

---

### **RYAN FITZPATRICK**

Senior Vice President  
+1 319 431 1898  
rfitzpatrick@iowaca.com

### **PARKER RIDGE**

Associate  
+1 641 226 9983  
pridge@iowaca.com

### **CHLOE MARZEN**

Business Analyst

### **OLIVIA CHRISTIANSON**

Marketing Specialist

---

Cushman & Wakefield  
Iowa Commercial Advisors  
+1 319 229 1003  
2720 1st Ave, Suite 212  
Cedar Rapids, IA 52402  
iowacommercialadvisors.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors