



COMMERCIAL LOTS
FOR SALE



AVAILABLE

Edgewood Town Centre, Northeast Cedar Rapids, Iowa

Unlock Prime Business Opportunities in northeast Cedar Rapids at Edgewood Town Centre (ETC). Nestled within this vibrant development lies an exceptional opportunity to stake your claim in one of the region's most promising commercial hubs. Anchored by the esteemed 200,000 square foot Fleet Farm store, ETC presents a premier selection of commercial lots tailored to accommodate a spectrum of business ventures. Ranging from 1.40 to 6.72 acres, these parcels offer flexibility to suit diverse needs, whether you seek to construct from scratch or opt for our build-to-suit. Seize the opportunity to combine lots, allowing for expansion and customization tailored to your vision. Strategically positioned in the northeast quadrant of Cedar Rapids, ETC capitalizes on its proximity to the area's highest household income demographics in a rapidly expanding residential and commercial sub-market.



REALTOR®

For more information on this property
contact one of our listing agents:

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DETAILS

Edgewood Town Centre, Northeast Cedar Rapids, Iowa

EDGEWOOD TOWN CENTRE COMMERCIAL LOTS

Address	Acres	List Price
Buffalo Ridge Drive NE, Lot 1A	1.40	\$594,828.00
5230 Edgewood Road NE	1.51	\$1,251,378.00
5455 Blairs Ferry Road NE	2.05	\$871,153.00
Cross Point Blvd NE, Lot 11	1.79	\$1,321,456.00
Cross Point Blvd NE, Lot 12	1.77	\$1,309,320.00
4408 Prairie Stone Drive NE	1.51	\$526,904.00
4510 Prairie Stone Drive NE	1.95	\$617,178.00
4620 Prairie Stone Drive NE	3.26	\$924,391.00
4620 North River Blvd NE	4.80	\$1,871,338.00

DETAILS

Commercial Lots for Sale

Various lot sizes from 1.40 Acres to 6.72 Acres combined

Build-to-suit options available

LOCATION

Located off Edgewood Road NE and Blairs Ferry Road with easy access to I-380 and Highway 100/Collins Road extension

Anchored by a 200,000 SF Fleet Farm store and gas mart located along Edgewood Road NE

SURROUNDING BUSINESS

Fleet Farm and Gas Mart, Hy-Vee Grocery, McDonald's, Casey's, Kwik Star, The Fountains, Pecks Landing, Jimmy John's, PepperJax Grill, MAC XPRESS, Villa's Patio, Zeppelins, U.S. Cellular, Taco John's, Starbucks, T-Mobile, Mister Car Wash, Jersey Mike's, Dollar Tree, Dupaco, Hilton Garden Inn, Randy Kuehl Honda, The Sanctuary Spa, Ritual Med Spa, Accel Group, and more

ADDITIONAL INFORMATION

Edgewood Town Centre (ETC) is located on the corner of the Highway 100/Collins Road extension and Edgewood Road NE with high visibility and easy access to I-380 and heavily trafficked roads. Anchored by Fleet Farm, this development will be a leading contender for local, regional and national companies looking to locate in the Cedar Rapids Market.

ETC benefits from a high daytime population, a large number of households and traffic counts in excess of 35,300 on Edgewood Road NE.

Cedar Rapids is the 2nd largest city in Iowa and is located in Linn County. It boasts several large company headquarters including Collins Aerospace, United Fire Group, CRST and TransAmerica. Due to low unemployment, affordable housing and a strong job growth, Cedar Rapids is one of the healthiest economies in the country. Cedar Rapids job growth has increased by 2.6% in the past 10 years. Future job growth is predicted at 25.1%.

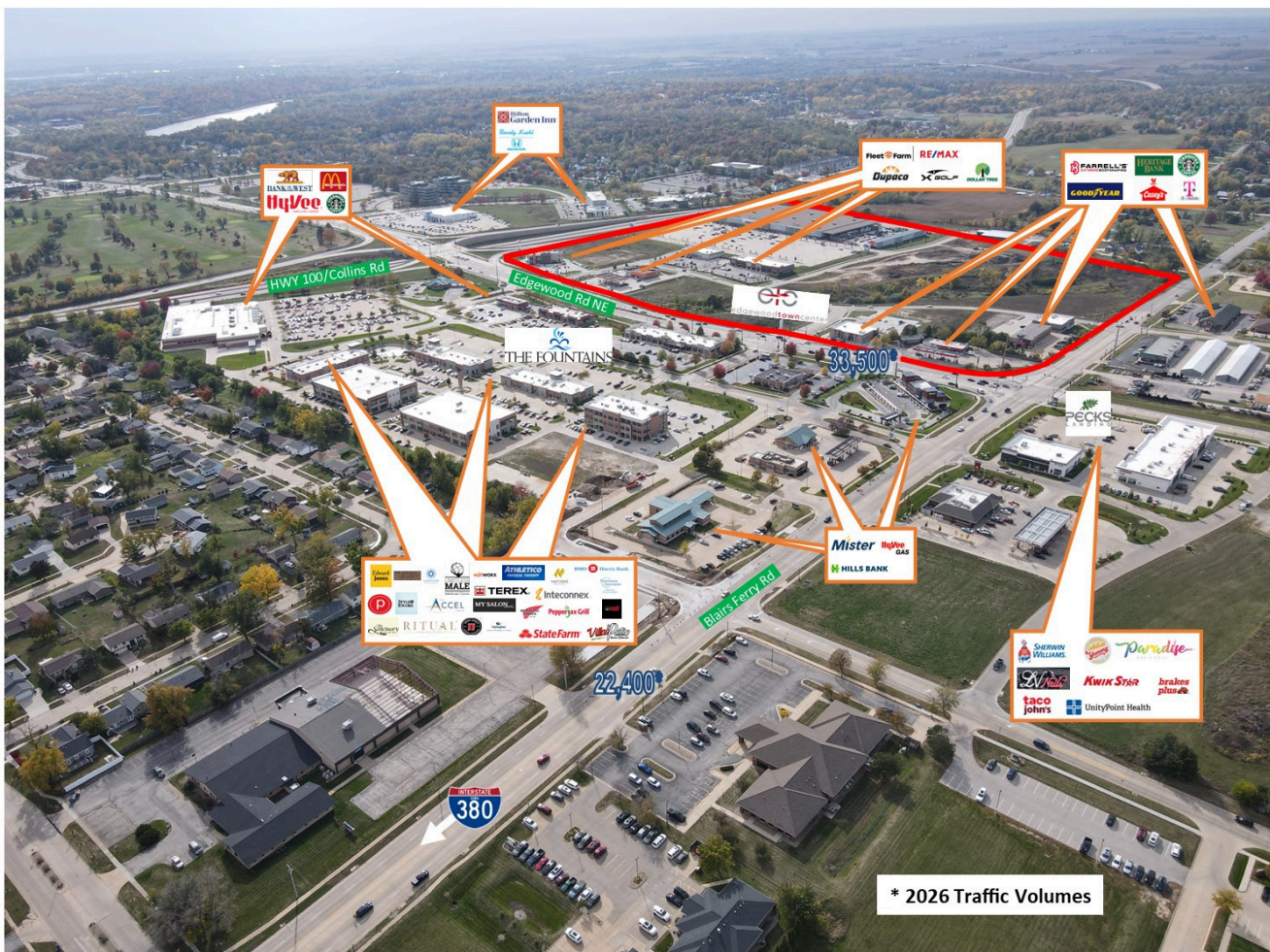
Census:	1 mile	3 mile	5 mile
Population	6,228	38,541	117,852
Households	2,549	16,902	50,083
Avg. Family Size	2.43	2.30	2.32
Median Age	42.4	39.4	38.2

Income:			
Median HH Income	\$87,390	\$79,265	\$73,084
Median Net Worth	\$372,815	\$266,487	\$210,553

Education:			
Some College	29.9%	30.7%	32.4%
Bachelor's Degree	33.5%	30.3%	27.0%
Graduate/Prof Degree	12.4%	14.2%	12.7%

Employment:			
White Collar	67.7%	66.3%	63.4%
Blue Collar	17.9%	19.7%	22.1%
Services	14.3%	13.9%	14.5%

SURROUNDING BUSINESSES



* 2026 Traffic Volumes