



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

In Conjunction With Skogman Realty:
SCOTT E. OLSON, AIA, CFM, SIOR
Broker Associate
+1 319 360 5295
scott@scottolson.com



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

BUILD-TO-SUIT / AVAILABLE LOTS



12,428 VPD WILLIAMS BLVD

BUS
151

ULTA
BEAUTY

FIVE BELOW

Michaels

ROSS
DRESS FOR LESS

ROSS
DRESS FOR LESS

LOT JJ
RESTURANT PAD

GreenState
CREDIT UNION

BUILDING T
15,975 SF

BUILDING S2
UP TO 2,500 SF

NEW
CHIPOTLE

TEXAS
CORN

ihop

18,177 VPD

Domino's

Chick-fil-A

TARGET

Burlington

Walmart

PETSMART



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

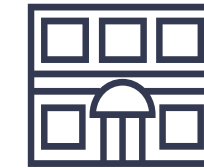
LOT	ACRES	BASE RENT
JJ	1.00 AC	\$28-\$30.00 PSF
KK	1.00 AC	\$28-\$30.00 PSF
ii	1.00 AC	\$28-\$30.00 PSF

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Westdale Town Center



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



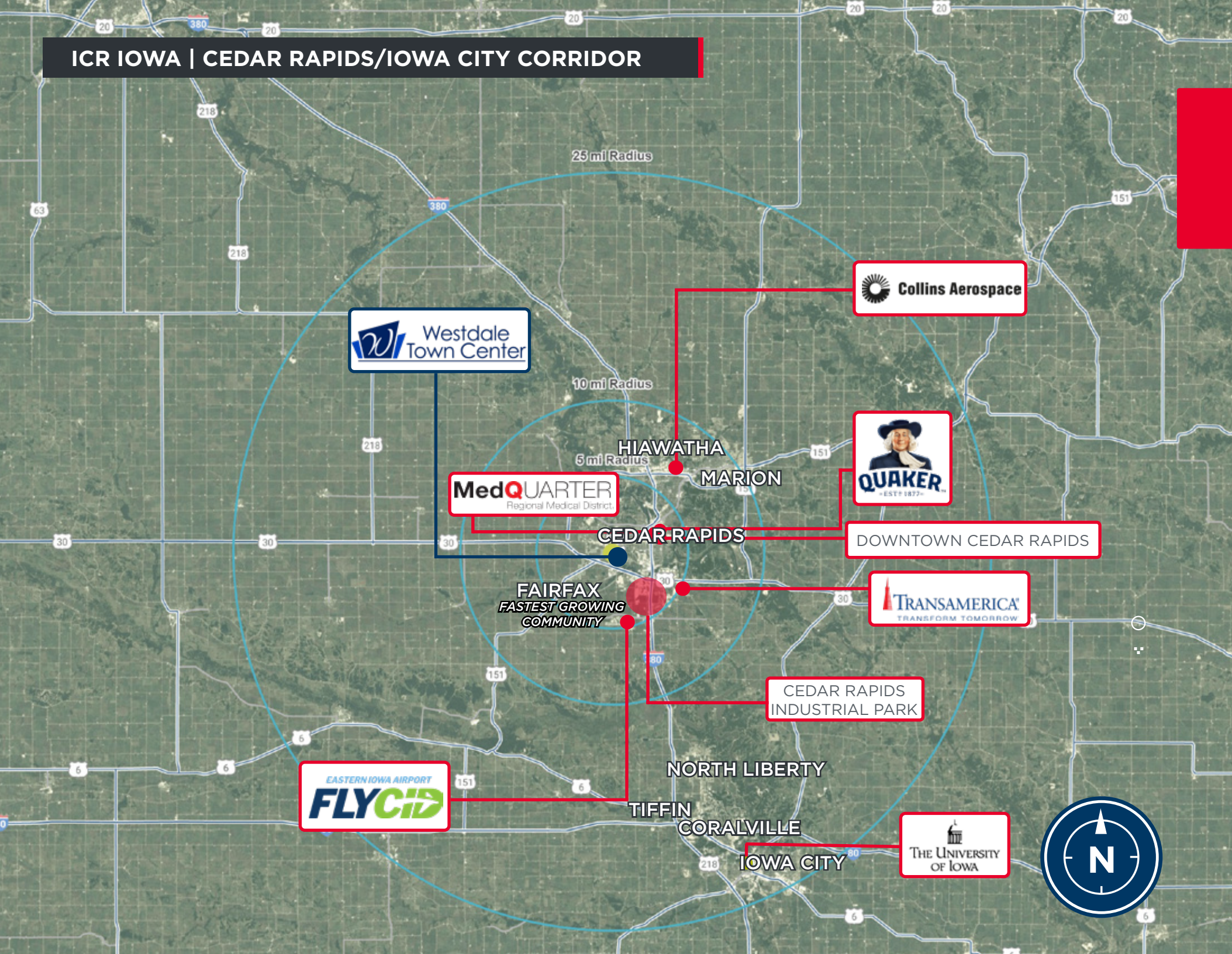
High vehicle counts throughout the center



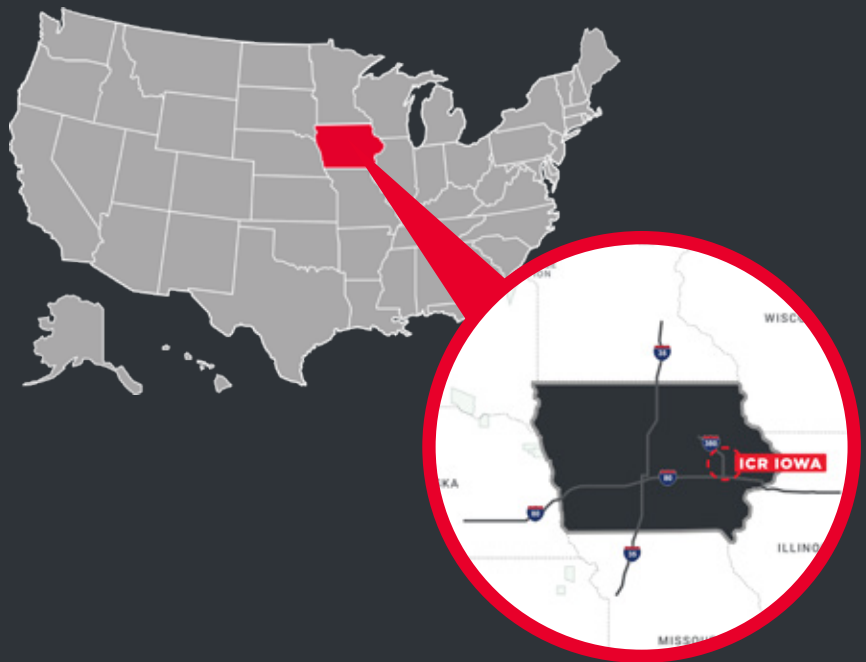
Value-add potential with multiple lots available for
development

SHOP - WORK - LIVE - PLAY

ICR IOWA | CEDAR RAPIDS/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



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

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