



RETAIL SPACE

# FOR LEASE/SALE

120 W MAIN ST | SOLON, IA



**WSG**  
CRE

SKOGMAN  
COMMERCIAL





# PROPERTY OVERVIEW

Property Details	
Address	120 W Main St Solon, IA 52333
Available for Lease	2,041 SF Unit 2
Available for Sale	2,041 SF Unit 2 3,470 SF Units 1 & 2
Lease Rate	\$19.95 / SF NNN
Sale Price	\$560,000 Unit 2 \$919,550 Unit 1& 2
Estimated Pass Through	\$8.85 / SF
Property Taxes	\$10,130 Unit 1 \$14,464 Unit 2
Year Built	2020
Lot Size	0.29 Acres
County	Johnson
Parcel #	0224312010 Unit 1 0224312009 Unit 2
Zoning	C-R

Located in the heart of downtown Solon, Unit 2 at 120 W Main St offers 2,041 SF of prime street-level commercial space in a mixed-use condo building. This newly built unit features modern finishes and excellent visibility, making it ideal for retail, office, or service use. Available for lease at \$19.95/SF NNN with operating expenses of \$8.85/SF, or for sale at \$560,000.

Unit 2 may also be purchased with Unit 1, which adds 1,429 SF of income-producing leased space. The combined sale price for both units is \$919,550. Unit 1 is not available for lease and can only be sold with Unit 2. A residential condo is located above.

[Click here for property site](#)



120 W Main St | Solon, IA

# PROPERTY PHOTOS



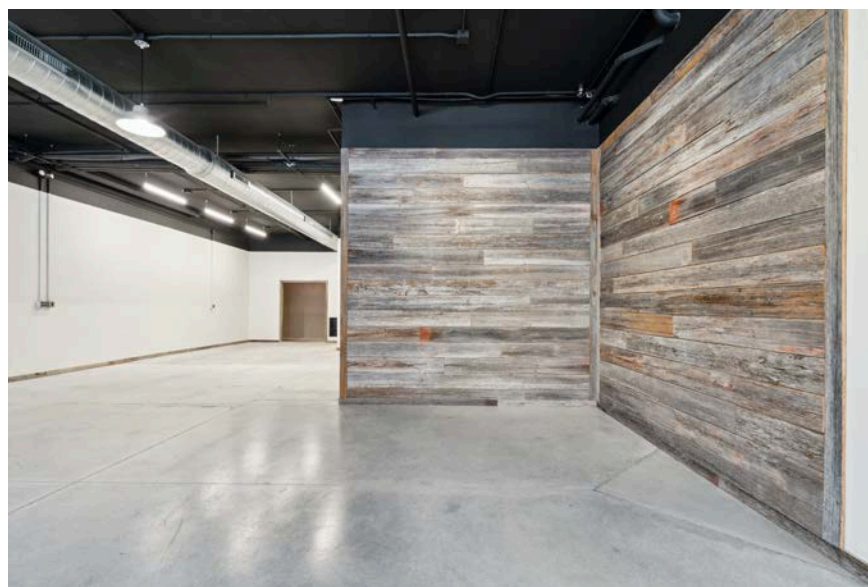
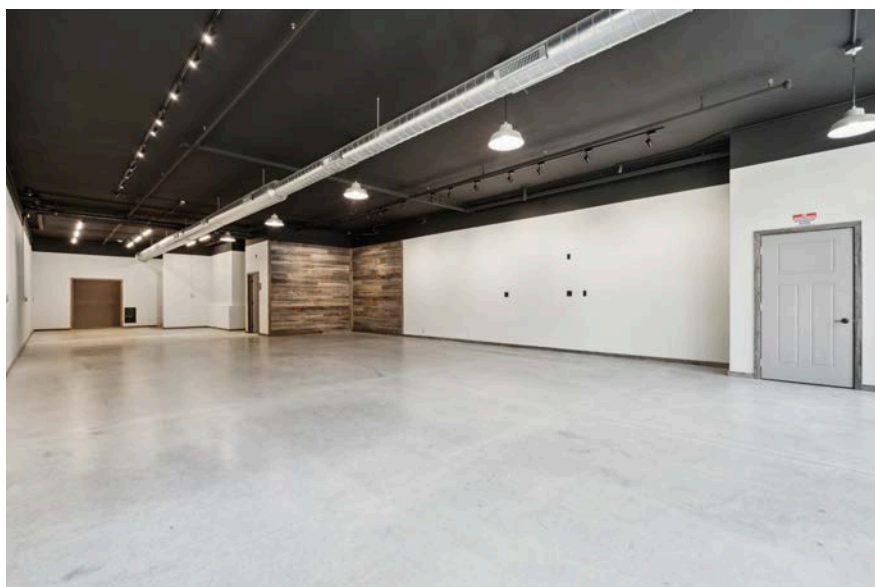
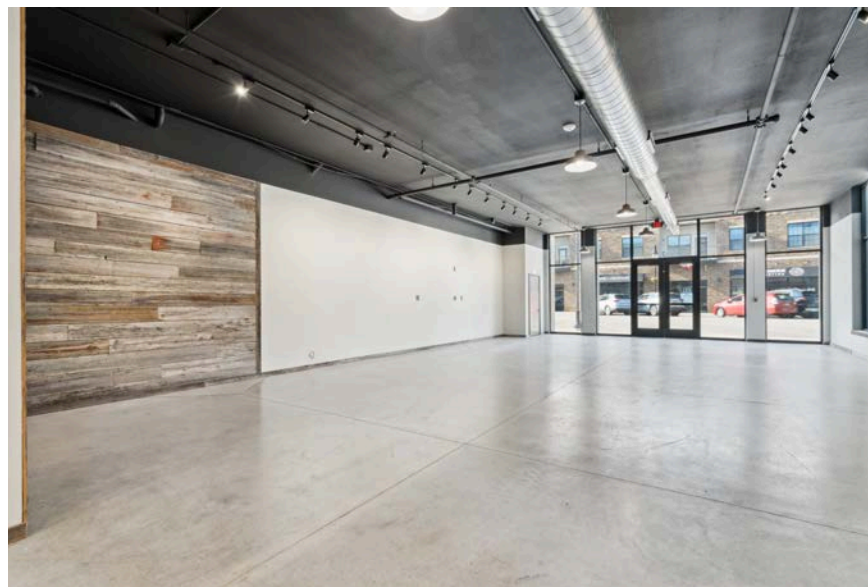
417 1<sup>st</sup> Avenue SE | Cedar Rapids, IA 52401

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120 W Main St | Solon, IA

# INTERIOR PHOTOS



417 1<sup>st</sup> Avenue SE | Cedar Rapids, IA 52401

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120 W Main St | Solon, IA

# AERIAL MAP



Uncle Sang Sushi

BLUEBIRD  
DINER

E Main St

E Main St

417 1<sup>st</sup> Avenue SE | Cedar Rapids, IA 52401

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120 W Main St | Solon, IA

# PARCEL MAP

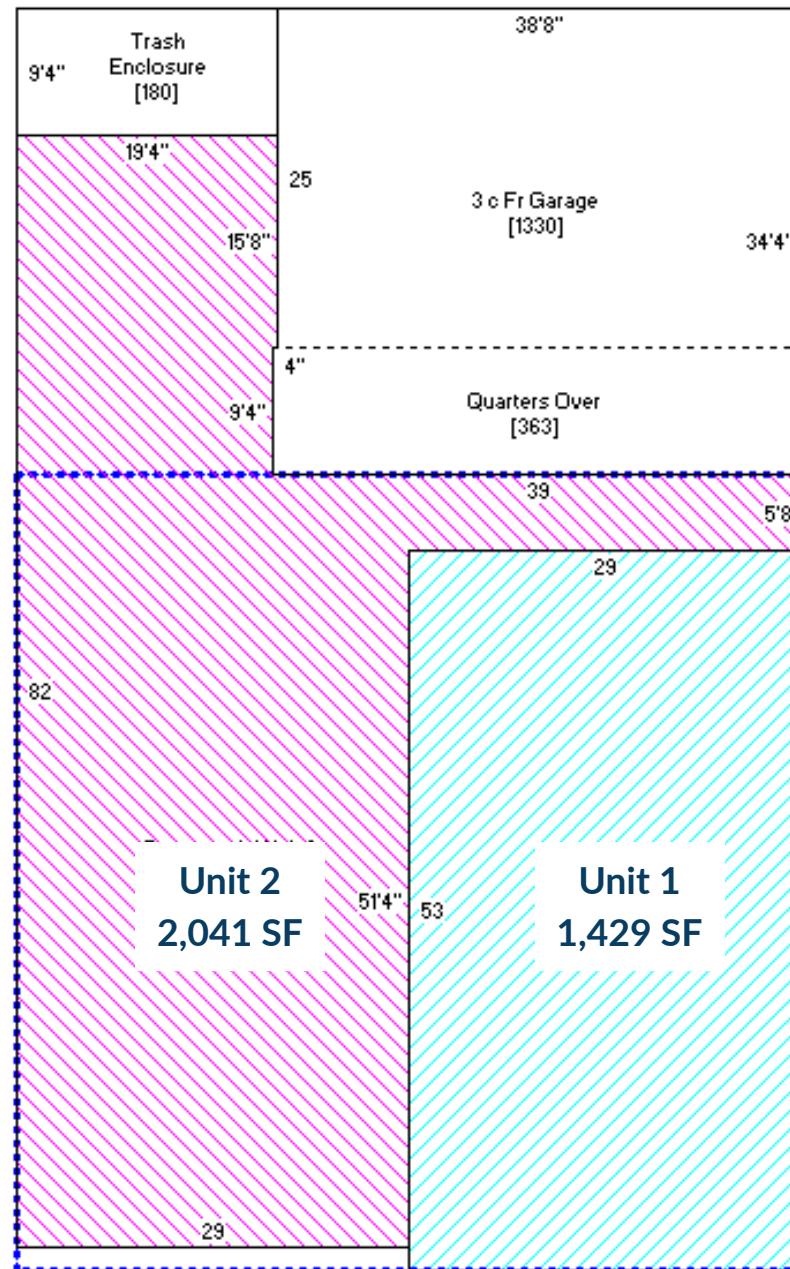


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# SITE PLAN

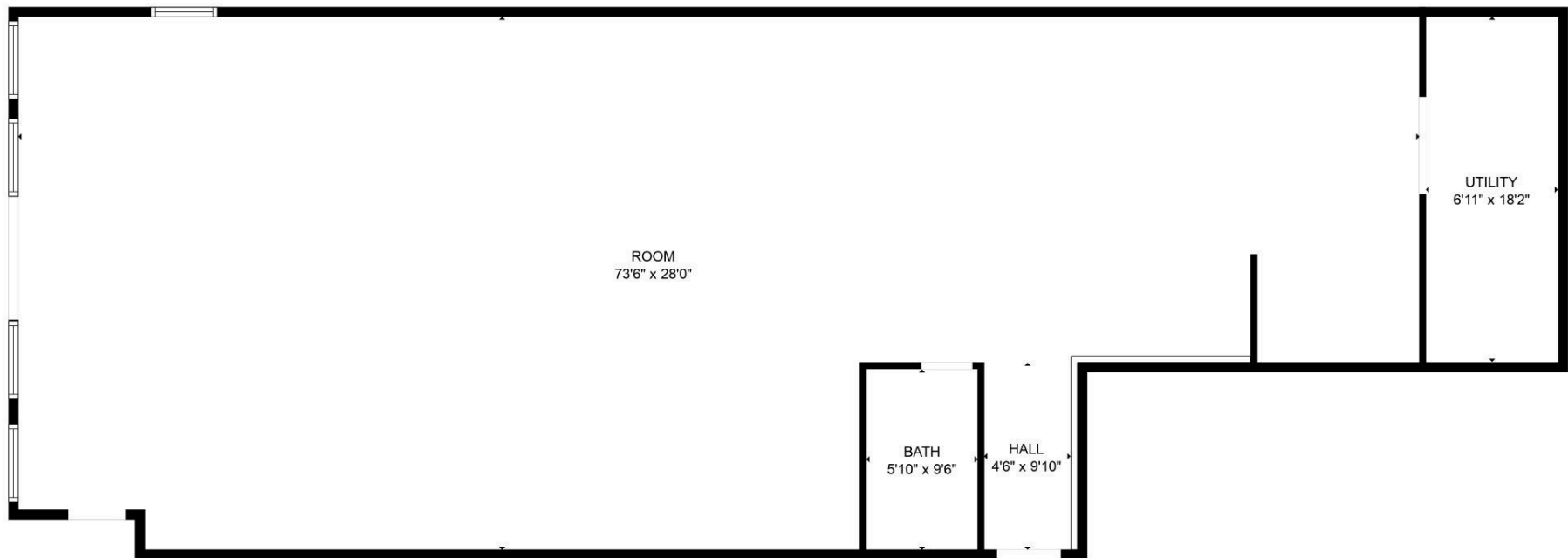


All Dimensions Approximate

Living Quarters Above  
3,973 SF



# UNIT 2 FLOOR PLAN



**TOTAL: 1820 sq. ft**  
FLOOR 1: 1820 sq. ft  
EXCLUDED AREAS: HALF BATH: 56 sq. ft, UTILITY: 127 sq. ft, WALLS: 109 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





# ICR IOWA OVERVIEW

Solon, Iowa—located in the growing Iowa City–Cedar Rapids region (ICR Iowa)—is a fast-growing community with a population of over 3,000 and a nearly 30% growth rate over the past decade. The median household income within a one-mile radius is \$114,747. Combined with proximity to a highly educated workforce, Solon offers a strong foundation for commercial activity. The downtown area is a vibrant, walkable destination that draws consistent foot traffic. As the community continues to expand, so does the demand for new services, amenities, and retail experiences that match Solon's upward momentum.



Iowa ranked #1 overall best state



8.9% employment growth rate in ICR Iowa



Iowa ranked #2 best cost of doing business

## ICR Iowa

Population	463,000
Jobs	729,401
Companies	10,000+
Counties	7
Cities	60
School Districts	7
Colleges & Universities	94%

## Top Employers of ICR Iowa

University of Iowa	29,700
Collins Aerospace	9,000
St. Luke's Hospital	2,979
Cedar Rapids School District	2,879
Transamerica	2,600





# DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	1,128	1,225	1,457
	2025 Population	3,229	4,987	6,701
	Annual Population Growth Rate	0.73%	0.92%	0.91%
	2025 Median Age	38.8	41.2	42.7
	2025 Total Households	1,148	1,751	2,459
	Annual Household Growth Rate	0.86%	0.99%	0.96%
	2025 Average Household Income	\$129,533	\$136,861	\$146,439
	Daily Traffic Count: 9,300 VPD			







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