



RETAIL SPACE
FOR LEASE



Commercial
Lease
Calculator

FOR LEASE

5300 Fountains Drive NE #108, Cedar Rapids, Iowa 52411

Fully built-out second generation restaurant space is available For Lease. Currently operating as a barbecue restaurant, this move-in ready suite is part of a highly visible 19.3 acre mixed-use work/play development featuring 40,500 square feet of retail and 200,000 square feet of office. A wide variety of amenities exist in and nearby the development including fast food, casual and sit-down restaurants, a spa, salons, fitness studios, and Hy-Vee Grocery. Great location off Edgewood Road NE and Blairsferry Road, less than one mile off Highway 100/Collins Road extension and I-380 Interchange.



REALTOR®

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

Craig Byers, REALTOR
319-294-3339

Jason Rogers, BROKER
319-361-3958

1950 Boyson Road
Hiawatha, Iowa 52233
319-294-3339

Q4realestate.com



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LOCATION
MAP



DETAILS

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DETAILS

Square Footage: 2,330 SF
Lease Rate: \$16.45 PSF NNN
Total Pass Throughs: \$6.92 PSF
Year Built: 2014
Possession: February 1, 2022
Base rent subject to annual increase
Existing furnishings and equipment negotiable
Fully built-out space
Restaurant ready



LOCATION

Located in The Fountains on the corner of Edgewood Road NE and Blairs Ferry Road less than one-mile from Highway 100/Collins Road extension and I-380

TRAFFIC COUNT

Traffic counts exceed 35,000 vehicles daily

SURROUNDING BUSINESS

Hy-Vee, McDonald's, Zepplins, Saucy Focaccia, Jimmy Johns, Jersey Mike's, Villa's Patio, Mister Car Wash, Casey's, The Mac Express, Accel Group, Kwik Star and more