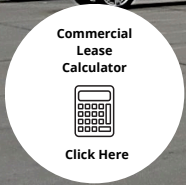




RETAIL SPACE  
FOR LEASE



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# FOR LEASE

*5100 Fountains Drive NE #108, Cedar Rapids, Iowa*

Prime second generation retail space is available at The Fountains. This 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, spas, salons, fitness studios, and Hy-Vee Grocery. Excellent location off Edgewood Road NE and Blairs Ferry 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, CCIM**

**319-360-7017**

**Jason Rogers, BROKER**

**319-361-3958**

**Austin Geasland, AGENT**

**319-893-3279**

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

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LOCATION  
MAP



# DETAILS

5100 Fountains Drive NE #108, Cedar Rapids, Iowa

## DETAILS

Suite 108 Available: 2,879 SF

Lease Rate: \$14.95 PSF NNN

Est. Pass Throughs: \$8.99 PSF

Other Information: Base rate is subject to annual increases  
Possession: Immediate

## LOCATION

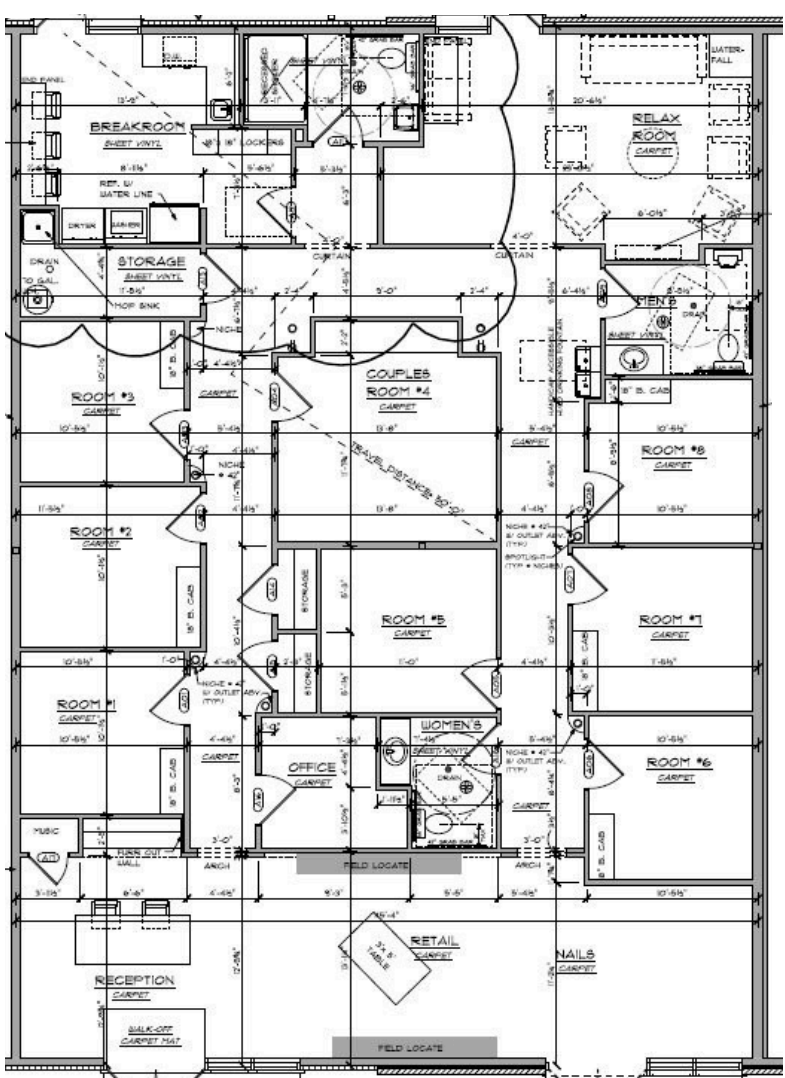
Located in The Fountains on the corner of Edgewood Road NE and Blairs Ferry Road less than one-mile from Highway 100/Collins Road extension and I-380

## TRAFFIC COUNT

Traffic counts in area exceed 35,000 vehicles daily

## SURROUNDING BUSINESS

Hy-Vee, Fleet Farm, McDonald's, Zeppelins, Sanctuary Spa, HOTWORX, Jimmy John's, Jersey Mike's, Villa's Patio, Mister Car Wash, Casey's, MAC XPRESS, The Accel Group, Kwik Star, Starbucks, T-Mobile, Dupaco, and more





# ADDITIONAL INFORMATION

The Fountains is conveniently located on the corner of Edgewood Road NE and Blairs Ferry Road off Highway 100/Collins Road extension, with high visibility, easy access to I-380, and heavily trafficked roads. Anchored by an active Hy-Vee Grocery Store, this development will be a leading contender for local, regional and national companies looking to locate in the Cedar Rapids Market.

The Fountains 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	7,349	44,999	116,809
Households	3,085	19,122	48,326
Families	2,054	11,690	28,699
Median Age	42	38.8	38.8

Income:	1 mile	3 mile	5 mile
Median HH Income	\$64,113	\$63,737	\$59,633
Average HH Income	\$87,764	\$86,072	\$79,959

Education:	1 mile	3 mile	5 mile
Some College	31%	31%	33%
Bachelor's Degree	28.1%	29.6%	25.9%
Graduate/Prof Degree	9%	12.4%	10.6%

Employment:	1 mile	3 mile	5 mile
White Collar	67.9%	68.4%	65.7%
Blue Collar	18.7%	18.2%	21.0%
Services	13.4%	13.4%	13.3%

## SURROUNDING BUSINESSES



\* 2026 Traffic Volumes