



Representative photo

NEW CONSTRUCTION RETAIL OR BUILD-TO-SUIT | LOCATED NEAR EASTERN IOWA AIRPORT & I-380

RETAIL FOR LEASE W/ DRIVE-THRU

640 WRIGHT BROTHERS BLVD SW | CEDAR RAPIDS, IA 52404

WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details		Brand new retail space available at the signalized intersection of 6th Street SW and Wright Brothers Boulevard, which together see approximately 27,400 vehicles per day. The building offers flexible floor plans with up to 8,000 SF available with drive-thru capability, accommodating a wide range of retail users. Located in Cedar Rapids' growing Southwestern Quadrant, the property is well positioned to serve a largely untapped market and support future retail demand.
Address	640 Wright Brothers Blvd SW Cedar Rapids, IA 52404	
Building Size	8,000 SF	
Space Available	2,500 - 8,000 SF	
Year Built	2026	
Lot Size	1.56 AC	
Zoning	S-MC	
Parcel #	19-20-4-76-009-0-0000	
County	Linn	
Traffic Counts	Wright Brothers Blvd SW (16,400 VPD) 6th Street SW (11,000 VPD) Interstate 380 (59,800 VPD)	
Est. Op Ex	TBD	
Lease Rate	UNPRICED	



AERIAL MAP





PARCEL MAP





SITE PLAN





CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



EASTERN IOWA AIRPORT NON-STOP FLIGHTS



Location	Carrier
Atlanta (ATL)	Delta
Charlotte (CLT)	American Airlines
Chicago (ORD)	American Airlines / United Express
Dallas (DFW)	American Airlines
Denver (DEN)	Frontier Airlines / United Express
Detroit (DTW)	Delta
Las Vegas (LAS)	Allegiant
Los Angeles (LAX)*	Allegiant
Miami (MIA)	American Airlines
Minneapolis (MSP)	Delta
Nashville (BNA)	Allegiant
Orlando/Sanford (SFB)	Allegiant
Orlando International (MCO)	Allegiant
Phoenix/Mesa (AZA)	Allegiant
Punta Gorda/Ft. Myers (PGD)	Allegiant
Sarasota (SRQ)	Allegiant
Tampa/St. Petersburg (PIE)	Allegiant



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	11,836	65,370	125,998
	2025 Population	9,080	58,948	107,885
	Annual Population Growth Rate	0.30%	0.20%	0.20%
	2025 Median Age	37.0	38.4	37.8
	2025 Total Households	3,878	25,097	45,842
	Annual Household Growth Rate	0.50%	0.30%	0.30%
	2025 Average Household Income	\$71,877	\$83,954	\$91,990
	Daily Traffic Count: 22,300 VPD			



CONTACTS



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