



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

SKOGLMAN  
COMMERCIAL



# PROPERTY OVERVIEW

Property Details	
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

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.

The subject property features unmatched access and visibility off 6<sup>th</sup> Street and Wright Brothers Blvd, which carry travelers east to Interstate 380 (59,800 VPD) and west to the Eastern Iowa Airport (1.5 million passengers per year). The Eastern Iowa Airport has seen increases in passenger counts for three consecutive years and provides direct flights to 17 popular destinations. Additionally, the airport is nearing completion of a \$121 million modernization project, improving terminal design, expanding capacity and adding flight gates. Neighboring hotels, Country Inn & Suites, Comfort Inn & Suites, AmericInn, and Avid, support airport passengers with a combined 279 rooms. Local retailers include McDonalds, Caseys, Pilot, Dunkin', Culver's, and Arby's.





# 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



American Airlines



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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