



PRK Williams Realty
Residential • Commercial • New Construction

FOR LEASE

Retail space available on 1st Avenue



3939 1st Ave SE, Cedar Rapids, IA 52402



- Located at lighted intersection / 1st Ave and 40th St NE
- 139 feet of prime 1st Ave frontage
- 1 mile from Cedar Rapids' largest employer
- 3.7 miles from downtown
- Pylon signage on 1st Ave
- 118 parking spaces
- Blocks from Cedar Rapids' busiest intersection and thriving retail hub including: Lindale Mall, Marketplace on First, Collins Crossing, Northland Square and Collins Road Square

PROPERTY OVERVIEW

- **Building size:** 7,329 SF
- **Lot size*:** 70,567 SF
- **Lease rate:** \$12 PSF NNN
- **Est. Pass Throughs:** \$10.61 PSF
- **Average Daily Traffic:** 22,729



(319) 360-7139



PRKWilliamsRealty.com



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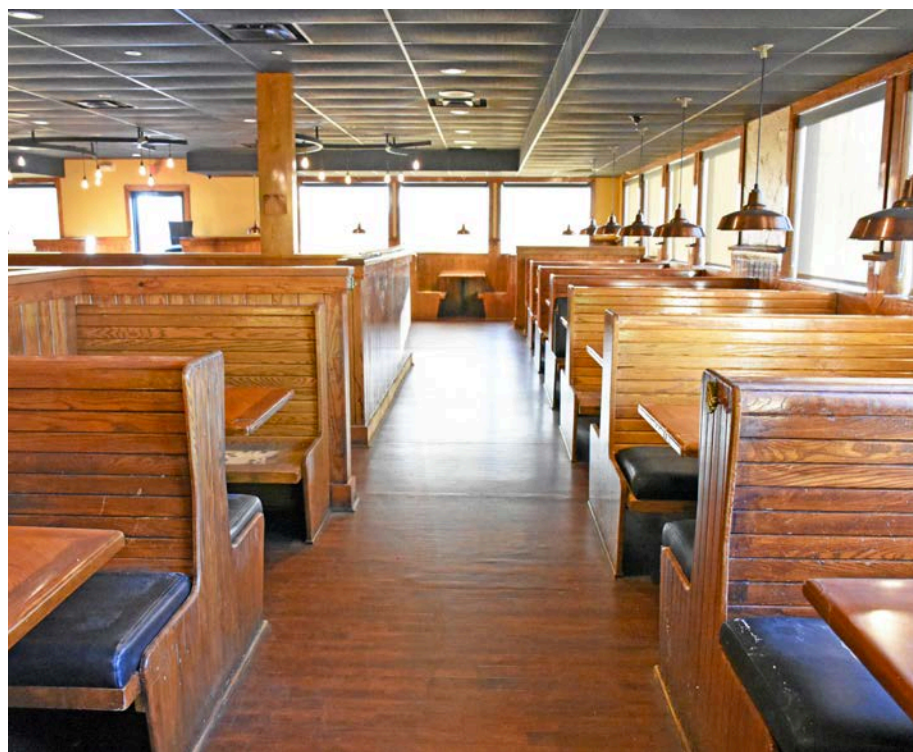
139 40th St NE, Cedar Rapids, IA



**Additional 1.62A of adjacent land also available for a combined 3.24A development opportunity. Contact LRowe@PRKWilliams.com for details.*



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DEMOGRAPHICS (15 MIN)

- Population: 164,634
- Households (HH): 68,802
- Avg HH Income: \$107,096
- Avg Age: 40.3
- Employee Population (FTE): 88,486



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