



MEDICAL SPACE

FOR LEASE

425 COLTON CIR NE | CEDAR RAPIDS, IA 52402



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	425 Colton Cir NE Cedar Rapids, IA 52402
County	Linn County
Parcel #	11341-04010-00000
Lot Size	1.34 AC
Zoning	t-mu
Property Taxes	\$3,818
Space Available	6,000 SF
Est. Pass Through	\$2.25 / SF
Lease Rate	\$38.00 PSF / NNN

This is the last great commercial sight available on the corner of C Ave and Boyson Road. Sitting just shy of an acre and a half this parcel (zoned TMC) is perfect for a medical user, a retail strip center, a daycare, or a number of other uses. This shovel ready site already has access from both C Ave and Boyson Road. For the right tenant the owner is willing and able to participate in a build to suit where they would construct the building and lease the space.



425 Colton Cir NE | Cedar Rapids, IA



SITE



417 1st Avenue SE | Cedar Rapids, IA 52401

wsgre.com

425 Colton Cir NE | Cedar Rapids, IA

BUILDING RENDERING



417 1st Avenue SE | Cedar Rapids, IA 52401

wsgcre.com



AERIAL MAP



C Ave NE (14,400 VPD)

Boyson Rd NE (15,100 VPD)

SUBWAY
KUMON
the Wright Touch
LOCAL CRAFT CELLAR

BANK IOWA

SCOOTER'S COFFEE
CAPPY'S PIZZA

SITE

DOLLAR GENERAL
MARCO'S PIZZA

HyVee
Drugstore

RED LANTERN
Wausau Homes
COST CUTTERS
HAIR SALON

Allstate
PAPA MURPHY'S
Feedwell
KITCHEN & BAKERY

Casey's
Indulge
edible arrangements
más margaritas
MEXICAN RESTAURANT
Edward Jones

butcher block
STEAKHOUSE
RILEY'S
Cafe

Real Estate
exchange
Miller
family eyecare
NAIL CITY
HH
HURLING HATCHET

FARRELL'S
EXTREME BODYSHAPING



PARCEL MAP





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. 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



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	1,949	42,168	75,992
	2025 Population	13,271	62,755	121,720
	Annual Population Growth Rate	0.62%	0.23%	0.18%
	2025 Median Age	37.6	38.4	39.3
	2025 Total Households	5,265	26,994	51,259
	Annual Household Growth Rate	0.87%	0.38%	0.34%
	2025 Average Household Income	\$124,392	\$100,122	\$107,013
	Daily Traffic Count: 14,400 VPD			



CONTACTS



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