



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.





SITE



425 Colton Cir NE | Cedar Rapids, IA



BUILDING RENDERING





AERIAL MAP





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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