



**640 BLAIRS FERRY RD NE**  
CEDAR RAPIDS, IA 52402

# CHURCH/ REDEVELOPMENT OPPORTUNITY

FOR SALE



427 1ST STREET SE, SUITE 200  
CEDAR RAPIDS, IA 52401  
319.731.3400 | GLDCOMMERCIAL.COM

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## PROPERTY OVERVIEW

Prime investment opportunity with Blairs Ferry Road frontage in Cedar Rapids, IA. This property is 3.25 acres and is well suited for another church or educational setting, but also lends itself to a redevelopment opportunity, offering versatility for a range of potential uses. The church building on site is 7,486 sqft and features a sanctuary, classroom space, office space, reception area, restrooms. Traffic counts in excess of 25,000 per day. This site is situated in between C Ave NE and Council St. NE, with quick proximity to Highway 100. Surrounding neighbors include Collins Aerospace, Target, and a variety of retail companies, and residential neighborhoods. Current zoning is 'Suburban Residential Large Lot' and the Cedar Rapids Future Land Use map calls for 'Urban Medium Intensity.'

### OFFERING SUMMARY

|                       |                                               |
|-----------------------|-----------------------------------------------|
| <b>Sale Price:</b>    | <b>\$1,100,000</b>                            |
| <b>Building Size:</b> | <b>7,486 SF</b>                               |
| <b>Lot Size:</b>      | <b>3.25 Acres</b>                             |
| <b>Price / SF:</b>    | <b>\$7.77</b>                                 |
| <b>Year Built:</b>    | <b>2002</b>                                   |
| <b>Zoning:</b>        | <b>S-RLL (Suburban Residential Large Lot)</b> |

## EXECUTIVE SUMMARY

640 BLAIRS FERRY RD NE, CEDAR RAPIDS, IA 52402

# RETAILER MAP

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# EXTERIOR PHOTOS

640 BLAIRS FERRY RD NE, CEDAR RAPIDS, IA 52402



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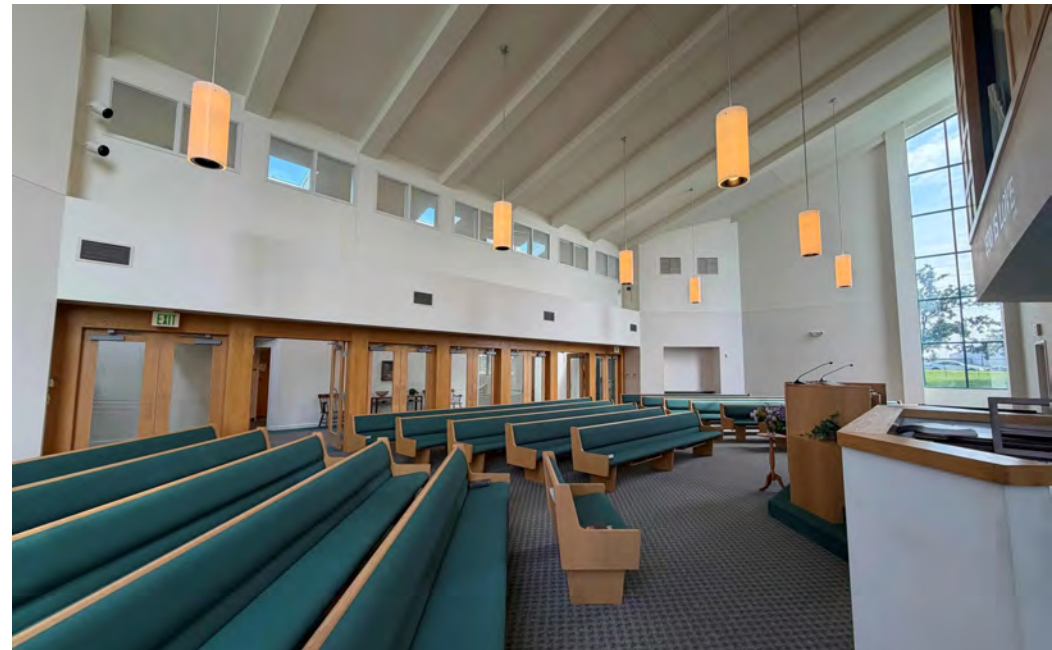
# INTERIOR PHOTOS

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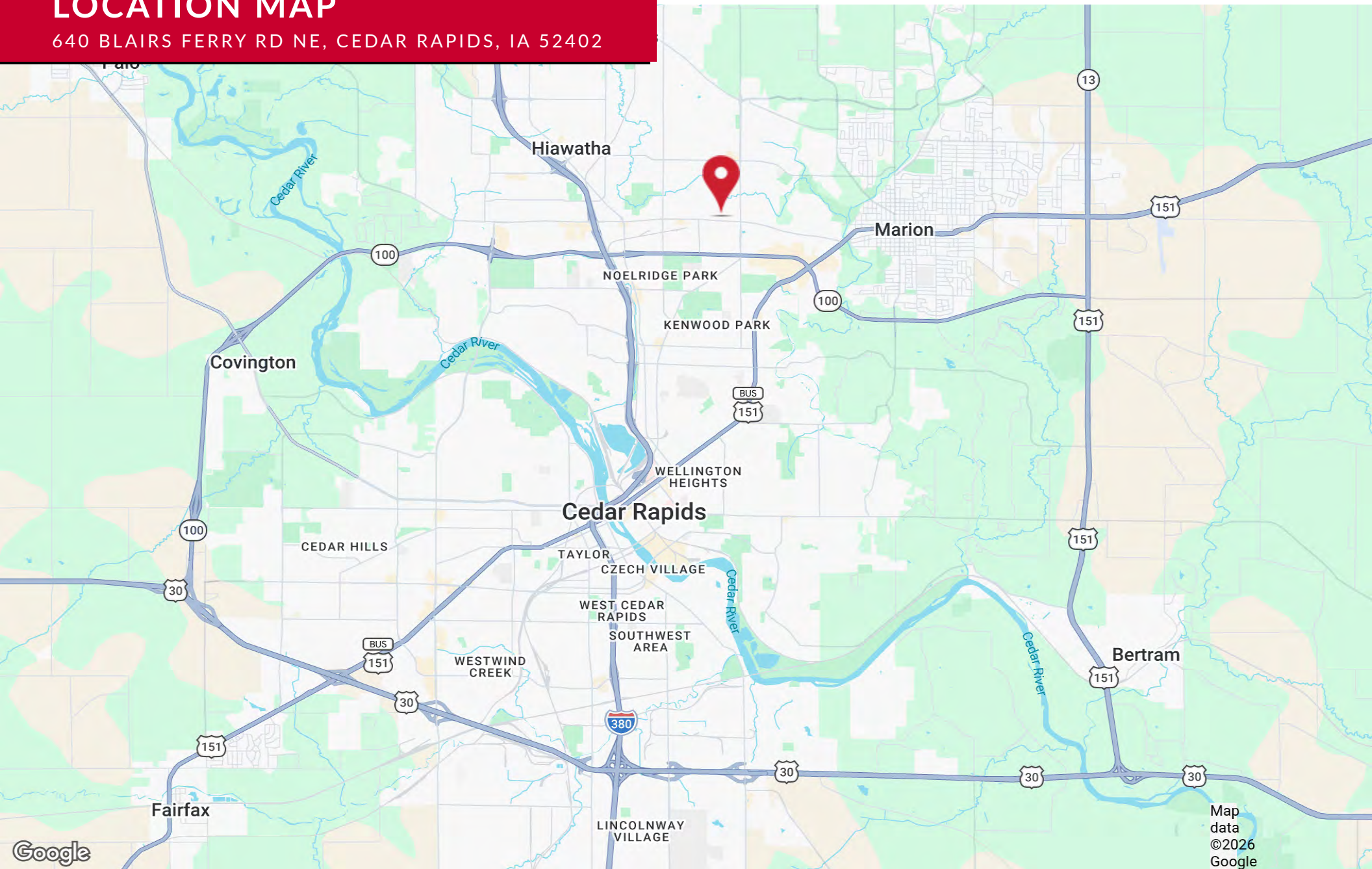
# AERIAL MAP

640 BLAIRS FERRY RD NE, CEDAR RAPIDS, IA 52402



# LOCATION MAP

640 BLAIRS FERRY RD NE, CEDAR RAPIDS, IA 52402



# DEMOGRAPHICS MAP & REPORT

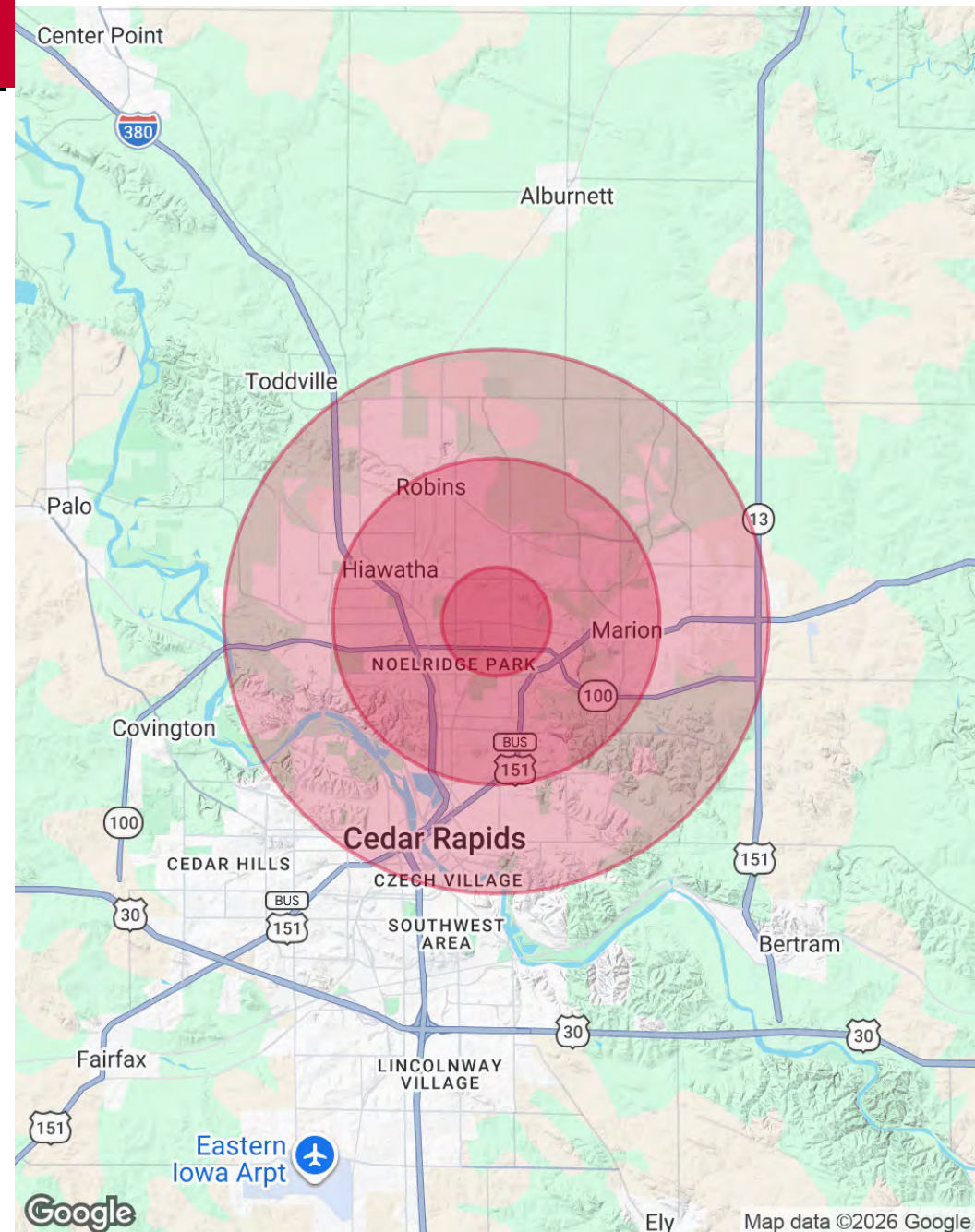
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,252  | 69,446  | 133,784 |
| Average Age          | 35.5   | 38.4    | 40.2    |
| Average Age (Male)   | 35.2   | 37.5    | 39.0    |
| Average Age (Female) | 35.2   | 39.4    | 41.2    |

| HOUSEHOLDS & INCOME        | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| Total Households           | 3,918     | 30,028    | 56,556    |
| # of Persons per Household | 2.1       | 2.3       | 2.4       |
| Average Household Income   | \$88,090  | \$96,546  | \$104,043 |
| Average House Value        | \$192,716 | \$206,119 | \$230,972 |

2023 American Community Survey (ACS)



# SERVICE PROVIDERS

640 BLAIRS FERRY RD NE, CEDAR RAPIDS, IA 52402



Utilities

## AVERAGE UTILITY BILLING

- Alliant Energy - Electric: \$436/month
- MidAmerican Energy - Gas: \$181/month
- Cedar Rapids Water Dept: \$142/month

Averages as of August 31, 2026

\*All information is deemed reliable but not guaranteed. It is the responsibility of the tenant to do their own due diligence.