

RETAIL/OFFICE FOR LEASE

Available SF: 2,500 SF

1420 1ST AVE NE
CEDAR RAPIDS, IA 52402



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9.95 SF/yr (NNN)
Operating Expense Estimate:	\$7.50/SF
Net Real Estate Taxes:	\$92,146.00
Building Size:	28,270 SF
Available SF:	2,500 SF
Lot Size:	0.874 Acres
Year Built:	2018
Zoning:	Urban Neighborhood General

LOCATION OVERVIEW

Strategically positioned near Coe College on 1st Avenue, making it ideal for retail, office, or restaurant use.

PROPERTY OVERVIEW

Suite 103: 2,500 SF sublease opportunity ideal for a retail, office, or service user seeking a highly visible location with strong traffic counts and dedicated parking. Formerly occupied by a laundromat, the space has been cleared of all equipment and offers an open floor plan with existing utility infrastructure that may accommodate a variety of uses. The suite includes private restrooms and is adjacent to established businesses including Jimmy John's and Scooter's Coffee. Adjacent Suite 102 is also available, providing the opportunity to combine both suites for up to 5,000 SF. Conveniently located with quick access to I-380 and just minutes from Coe College and Mount Mercy University.

PROPERTY HIGHLIGHTS

- Prime 1st Avenue location near Coe College
- Suite 103: 2,500 SF
- Excellent traffic counts of nearly 18,000 vehicles

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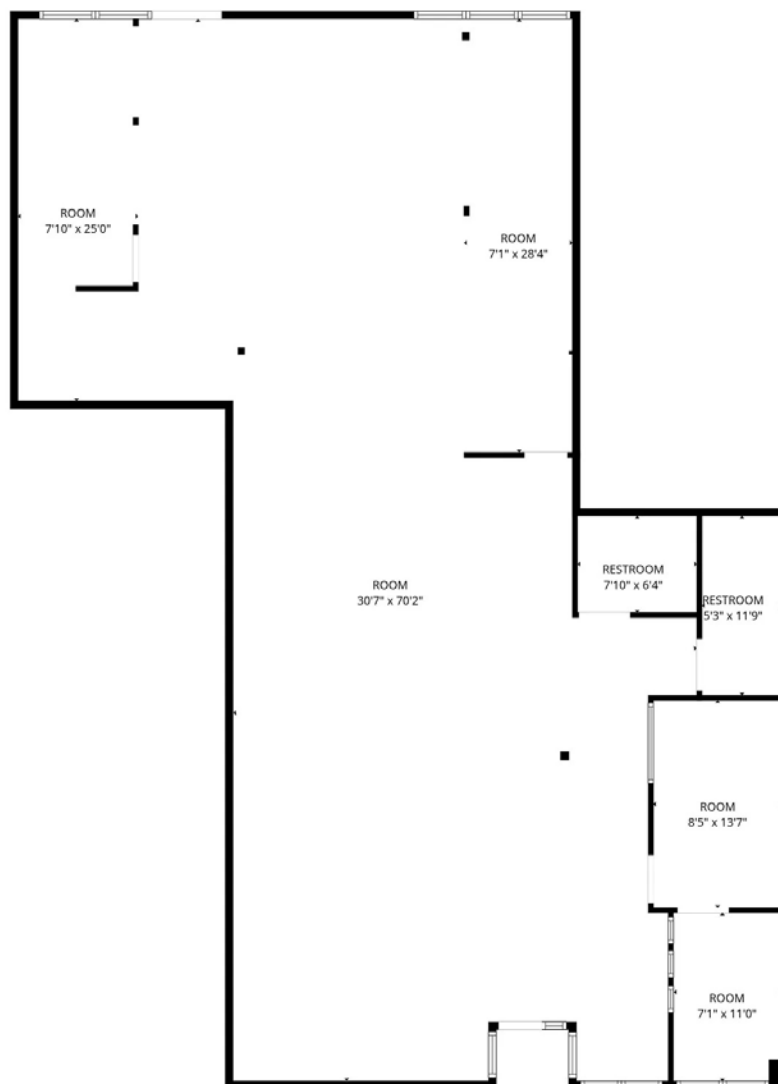
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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

FLOOR PLAN



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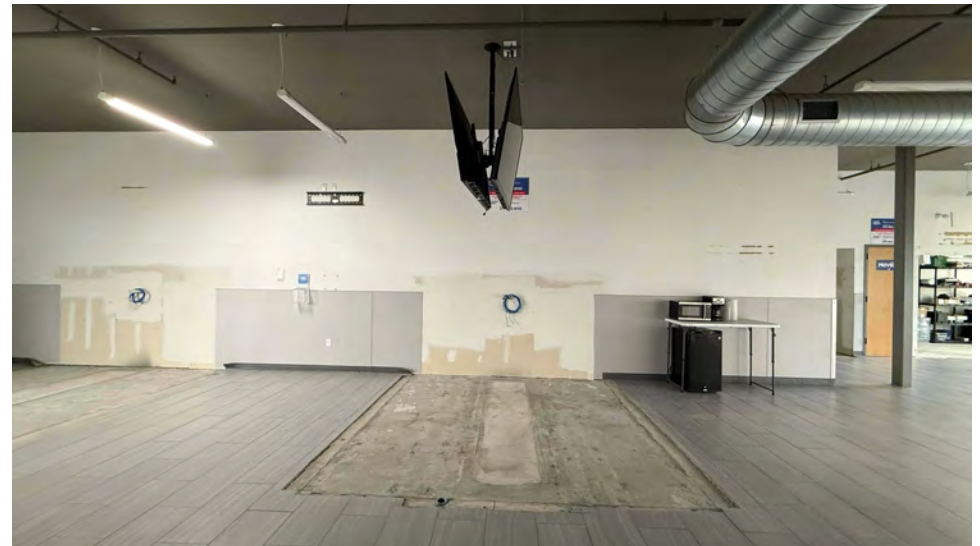
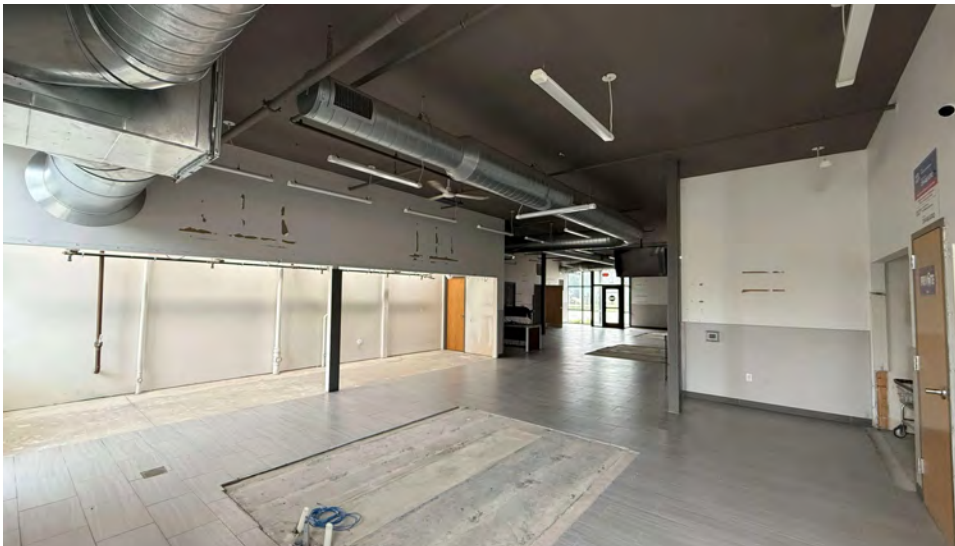
EXTERIOR PHOTOS



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INTERIOR PHOTOS



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AERIAL MAP



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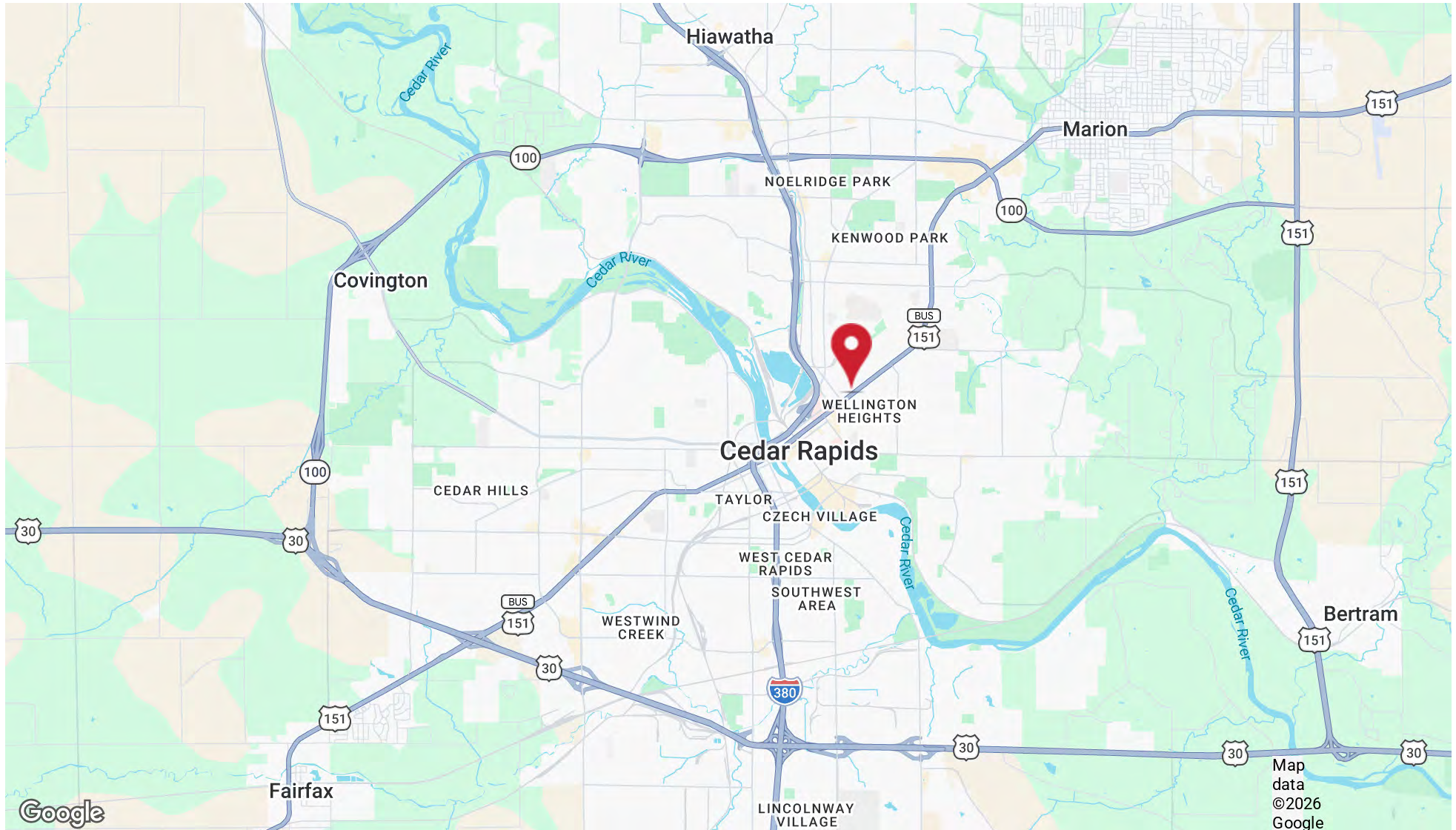
RETAILER MAP



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LOCATION MAP



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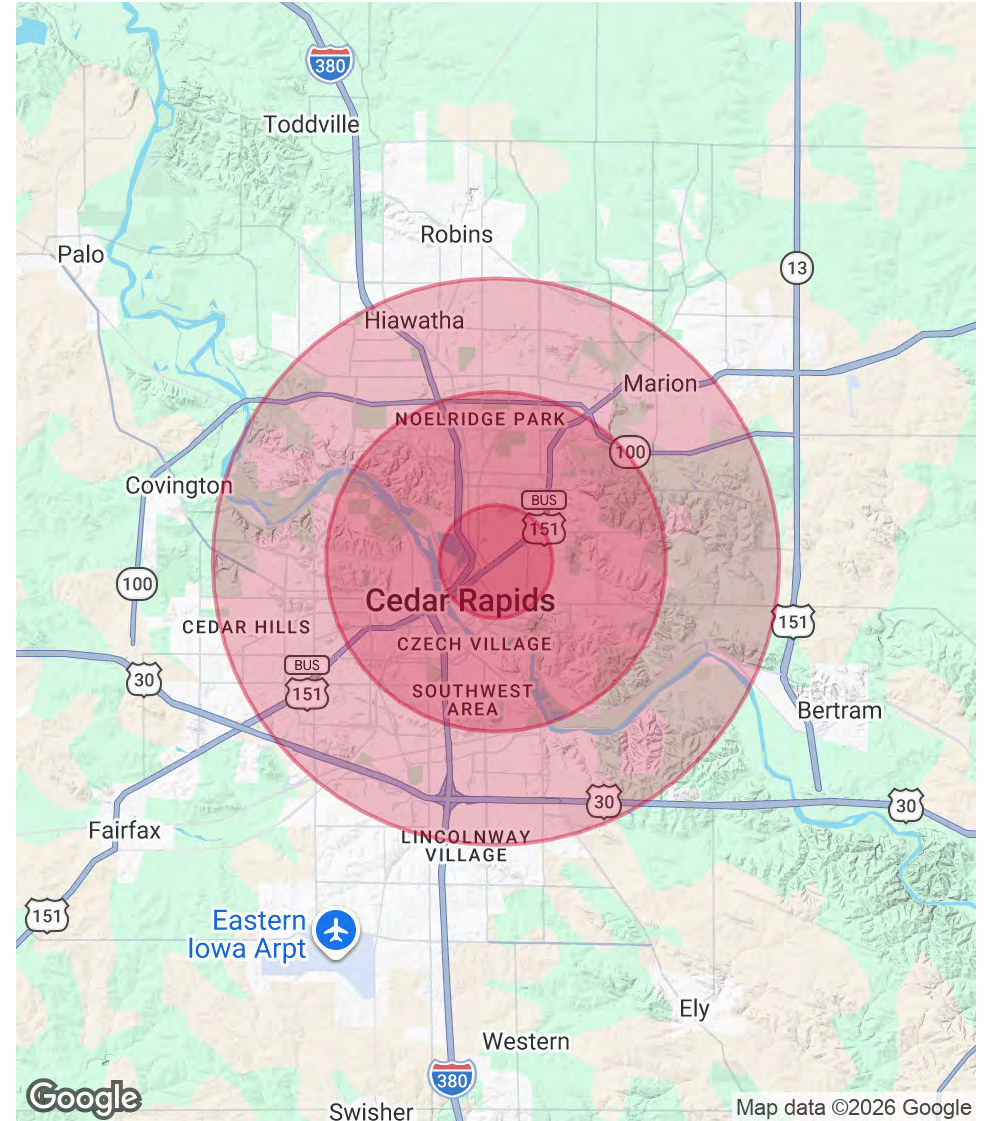
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,606	73,567	148,604
Average Age	38.1	39.3	38.5
Average Age (Male)	34.0	38.0	37.5
Average Age (Female)	40.1	40.5	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,264	32,789	63,973
# of Persons per Household	2.4	2.2	2.3
Average Household Income	\$84,425	\$84,714	\$90,842
Average House Value	\$172,976	\$181,142	\$199,312

2023 American Community Survey (ACS)



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