

RETAIL SPACE

FOR LEASE

25,000 - 50,140 SF
AVAILABLE

4601 1ST AVE SE
CEDAR RAPIDS, IA 52402



PROPERTY HIGHLIGHTS

- 25,000 - 50,140 SF AVAILABLE AT MARKETPLACE ON FIRST
- AVAILABLE FEBRUARY 1, 2027
- TENANT IMPROVEMENT ALLOWANCE FOR QUALIFIED TENANTS

CRAIG BYERS, CCIM

319 360 7017

CBYERS@Q4REALESTATE.COM

JASON ROGERS

319 361 3958

JROGERS@Q4REALESTATE.COM

AUSTIN GEASLAND

319 893 3279

AGEASLAND@Q4REALESTATE.COM

1950 BOYSON RD HIAWATHA, IA 52233 | 319 294 3339 | Q4REALESTATE.COM



REAL ESTATE



PREMISES

- 50,140 SF Available
- Landlord would be willing to demise the premises for qualified Tenants.

ESTIMATED PASS THROUGHS

CAM	\$1.57
RE Taxes	\$2.30
Insurance	\$0.44
TOTAL	\$4.31

SITE HIGHLIGHTS

- Former Dick's Sporting Goods box available for lease.
- Possession February 1, 2027.
- Tenant Improvement Allowance offered for qualified tenants.
- Inquire with listing broker for rental structure.



CRAIG BYERS, CCIM

319 360 7017

CBYERS@Q4REALESTATE.COM

JASON ROGERS

319 361 3958

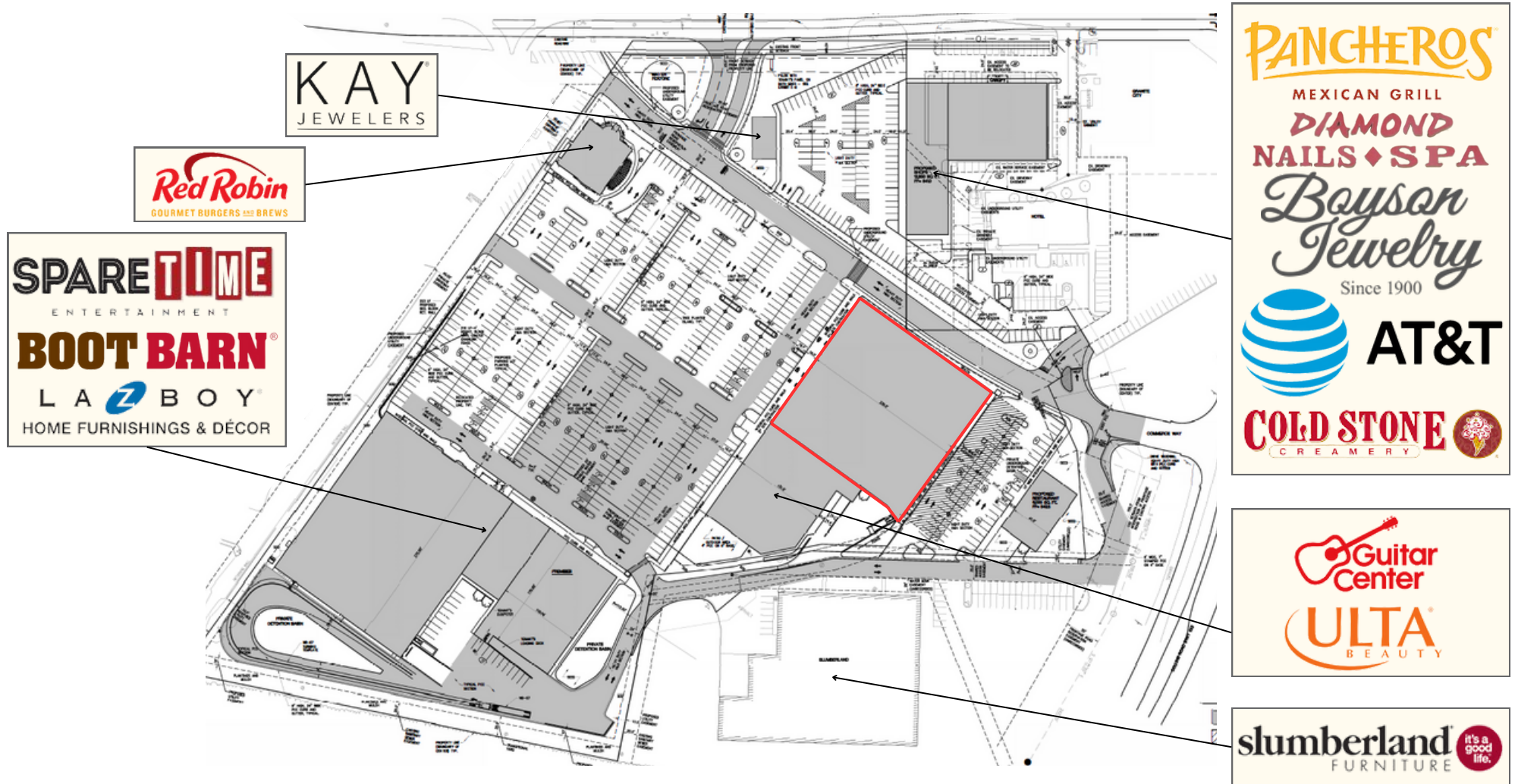
JROGERS@Q4REALESTATE.COM

AUSTIN GEASLAND

319 893 3279

AGEASLAND@Q4REALESTATE.COM

SITE PLAN



CRAIG BYERS, CCIM

319 360 7017

CBYERS@Q4REALESTATE.COM

JASON ROGERS

319 361 3958

JROGERS@Q4REALESTATE.COM

AUSTIN GEASLAND

319 893 3279

AGEASLAND@Q4REALESTATE.COM

LOCATION MAP



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	6,078	76,725	136,724
Households	3,289	32,976	58,074
Median HH Income	\$55,812	\$74,754	\$75,932
Median Net Worth	\$109,497	\$213,079	\$236,271

LOCATION HIGHLIGHTS

- Located at Marketplace on First on the corner of Collins Rd/Hwy 100 and 1st Ave SE, just south of Lindale Mall.
- Traffic Counts exceed 31,400 daily on Collins Rd/Hwy 100, and 30,000 daily on 1st Ave.
- Marketplace on First is a highly visible big box retail development featuring over 160,000 square feet of retail space. Nearby amenities include fast food, casual and sit-down restaurants, fitness studios, and retail shops.

SURROUNDING BUSINESSES

ULTA, AT&T, Granite City Brewery, Pancheros, Coldstone Creamery, Von Maur, Spare Time Entertainment, Home Depot, Lindale Mall, Red Robin, Hobby Lobby, Chick-fil-A, Cheddar's, Raising Cane's, Starbucks, McDonald's, The MAC, Menards, Furniture Row, Ethan Allen, PetSmart, PetCo, Michael's, and much more.

CRAIG BYERS, CCIM

319 360 7017

CBYERS@Q4REALESTATE.COM

JASON ROGERS

319 361 3958

JROGERS@Q4REALESTATE.COM

AUSTIN GEASLAND

319 893 3279

AGEASLAND@Q4REALESTATE.COM

SIGNAGE OPPORTUNITIES

PYLON DESIGN



PYLON LOCATIONS



CRAIG BYERS, CCIM

319 360 7017

CBYERS@Q4REALESTATE.COM

JASON ROGERS

319 361 3958

JROGERS@Q4REALESTATE.COM

AUSTIN GEASLAND

319 893 3279

AGEASLAND@Q4REALESTATE.COM