



RETAIL SPACE
FOR LEASE



FOR LEASE

1940 & 1950 Blairs Ferry Road, Hiawatha, Iowa

Retail space is available For Lease in Peck's Landing, a master-planned, 18-acre retail power center. This development benefits from its location across from the NE quadrant of Cedar Rapids which has the highest household income in the metro area and is characterized as a rapidly expanding residential and commercial sub-market. Excellent visibility on the intersection of Blairs Ferry Road and Edgewood Road NE, with easy access to I-380 and Hwy 100/Collins Road extension.



REALTOR®

For more information on this property
contact one of our listing agents:

Craig Byers, REALTOR
319-294-3339

Jason Rogers, BROKER
319-361-3958

1950 Boyson Road
Hiawatha, Iowa 52233
319-294-3339

Q4realestate.com



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LOCATION
MAP



1940 & 1950 Blairs Ferry Road, Hiawatha, Iowa

Building 1A



Building 1B



DETAILS

Building	Total SF	Lease Rate SF
1A	932-2,529	\$15.95-\$18.95 PSF NNN
1B	2,112	\$16.95 PSF NNN

Est. Pass Throughs (Bldg 1B): \$6.78 PSF

Est. Pass Throughs (Bldg 1A): \$6.52 PSF

Zoning: C-3

Year Built: 2018

TI Allowance: up to \$10 PSF

LOCATION

Located on the intersection of Edgewood Road NE and Blairs Ferry Road with easy access to I-380 and Hwy 100/Collins Road Extension

TRAFFIC COUNT

Traffic counts exceed 35,000 vehicles daily

SURROUNDING BUSINESS

Wal-Mart, Sams Club, Lowes, Burger King, Arby's, Starbucks, Dunkin' Donuts, McDonalds, Casey's, Accel Group, Hy-Vee, Bank of the West, Fleet Farm, Rockwell Collins, Kwik Star and more

ADDITIONAL INFORMATION

Peck's Landing is strategically located in the NE quadrant of Cedar Rapids which has the highest metro area income and is characterized as a rapidly expanding residential and commercial submarket.

This development is adjacent to The Fountains, a 19 acre mixed-use work/play development comprised of 40,500 SF retail, 200,000 SF office and an 82,000 SF regional grocer. Peck's Landing is located across Blairs Ferry Road from TransAmerica, one of Cedar Rapids largest employers.

Peck's Landing benefits from a high daytime population, a large number of households and **traffic counts in excess of 35,000 vehicles per day and growing.**

Cedar Rapids is the 2nd largest city in Iowa and is located in Linn County. It boasts several large company headquarters including Rockwell Collins, CRST and TransAmerica. Due to low unemployment, affordable housing and a strong job growth, Cedar Rapids is one of the healthiest economies in the country. Recent job growth is 1.4% vs the national average of 1.18% and future job growth over the next 10 years is predicted at 38.6%.

Census:	1 mile	3 mile	5 mile
Population	6,408	36,797	110,260
Households	2,487	16,176	45,167
Families	1,707	10,252	27,213
Median Age	40.1	38.3	38.7

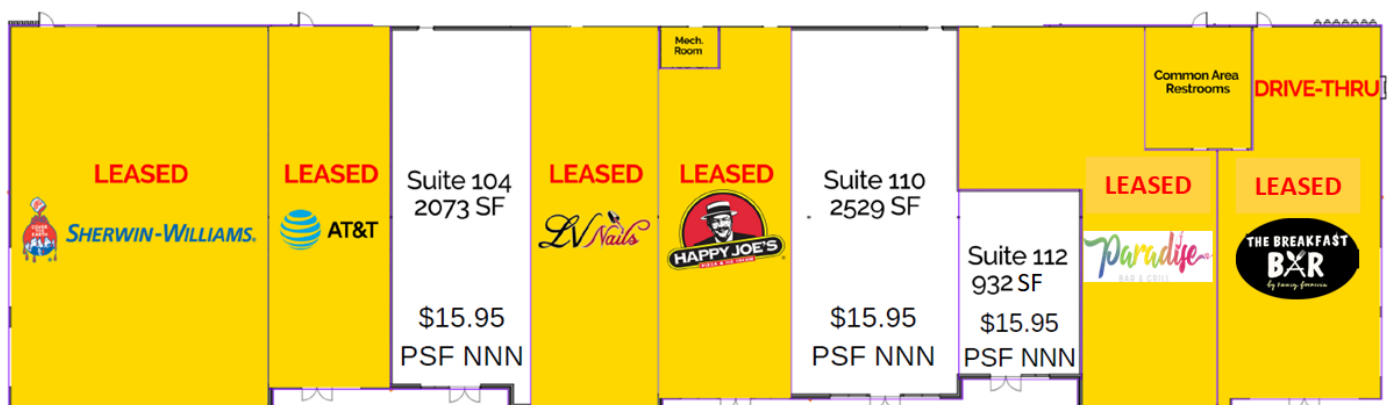
Income:			
Median HH Income	\$67,676	\$65,850	\$58,138
Average HH Income	\$91,744	\$88,625	\$78,794

Education:			
Some College	33%	33.1%	34.3%
Bachelor's Degree	24.4%	28.3%	23.9%
Graduate/Prof Degree	11.1%	13.5%	12.1%

Employment:			
White Collar	69.4%	69.5%	65.6%
Blue Collar	18.6%	17.6%	20.5%
Services	12.0%	12.8%	13.9%



Peck's Building 1B - 1940



Peck's Building 1A - 1950