



BUILD-TO-SUIT
LAND FOR SALE



AVAILABLE

Edgewood Town Centre, Northeast Cedar Rapids, Iowa

Edgewood Town Centre (ETC) is a development located in northeast Cedar Rapids anchored by a 200,000 SF Fleet Farm store. ETC offers lots for all commercial uses with sizes varying from 1.12 Acres to 7.85 Acres including build-to-suit options, long term ground leases, and opportunity to combine lots. This development benefits from its location in the northeast quadrant of Cedar Rapids having the highest household income in the metro area and is characterized as a rapidly expanding residential and commercial sub-market.



REALTOR®

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

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DETAILS

Edgewood Town Centre, Northeast Cedar Rapids, Iowa

ETC LOTS

Lot #	Acres	List Price
1A	1.40	\$ 594,828.00
3	1.38	\$1,198,640.00
4	1.51	\$1,251,378.00
6	2.05	\$ 871,153.00
7	1.12	\$ 486,130.00
11	1.79	\$1,321,456.00
12	1.77	\$1,309,320.00
14	1.51	\$ 526,904.00
15	1.95	\$ 617,178.00
16	3.26	\$ 924,391.00

Out Lot

Lot #	Acres	List Price
3b1	4.80	\$1,871,338.00

DETAILS

Commercial Lots for Sale

Various lot sizes from 1.12 Acres to 7.85 Acres
Build-to-suit options available

LOCATION

Located between the heavily traveled areas of Blairs Ferry Road, Edgewood Road NE and Highway 100/Collins Road extension

Anchored by Fleet Farm, a 200,000 SF farm store and gas station located along Edgewood Road NE

SURROUNDING BUSINESS

Fleet Farm, Hy-Vee, McDonalds, Casey's, Kwik Star, The Fountains, Peck's Landing, Jimmy John's, PepperJax Grill, MAC Xpress Fitness Center, , Pancheros, Zeppelins, U.S. Cellular, Taco Johns, Bank of the West, Mister Car Wash, Jersey Mike's, Happy Joe's Pizza, Dollar Tree, Dupaco, Hilton Garden Inn, Randy Kuehl Honda and more

ADDITIONAL INFORMATION

Edgewood Town Centre (ETC) is located on the corner of the Highway 100/Collins Road extension and Edgewood Road NE with high visibility and easy access to I-380 and heavily trafficked roads. Anchored by Fleet Farm, this development will be a leading contender for local, regional and national companies looking to locate in the Cedar Rapids Market.

ETC benefits from a high daytime population, a large number of households and traffic counts in excess of 35,300 on Edgewood Road NE.

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. Cedar Rapids job growth has increased by 2.6% in the past 10 years. Future job growth is predicted at 25.1%.

Census:	1 mile	3 mile	5 mile
Population	7,349	44,999	116,809
Households	3,085	19,122	48,326
Families	2,054	11,690	28,699
Median Age	42	38.8	38.8

Income:			
Median HH Income	\$64,113	\$63,737	\$59,633
Average HH Income	\$87,764	\$86,072	\$79,959

Education:			
Some College	31%	31%	33%
Bachelor's Degree	28.1%	29.6%	25.9%
Graduate/Prof Degree	9%	12.4%	10.6%

Employment:			
White Collar	67.9%	68.4%	65.7%
Blue Collar	18.7%	18.2%	21.0%
Services	13.4%	13.4%	13.3%

SURROUNDING BUSINESSES

