

205 WRIGHT BROTHERS BLVD E

CEDAR RAPIDS, IA 52404



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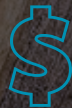


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PROPERTY FEATURES



SITE AREA
80 AC



PRICE
Contact Agent



LOCATION
I-380 & HWY 30

**AN 80 AC DEVELOPMENT THAT
IS LOCATED WITHIN THE HEART
OF THE GROWING CEDAR
RAPIDS INDUSTRIAL AREA.**



NORTH DRONE VIEW



WORKFORCE

DEMOGRAPHICS

| | 3 MILES | 5 MILES | 10 MILES |
|--------------------------|----------|----------|----------|
| TOTAL POPULATION | 9,472 | 30,466 | 177,634 |
| DAYTIME POPULATION | 18,331 | 40,427 | 103,330 |
| TOTAL HOUSEHOLDS | 3,744 | 12,271 | 66,129 |
| AVERAGE HOUSEHOLD INCOME | \$93,171 | \$96,298 | \$98,916 |

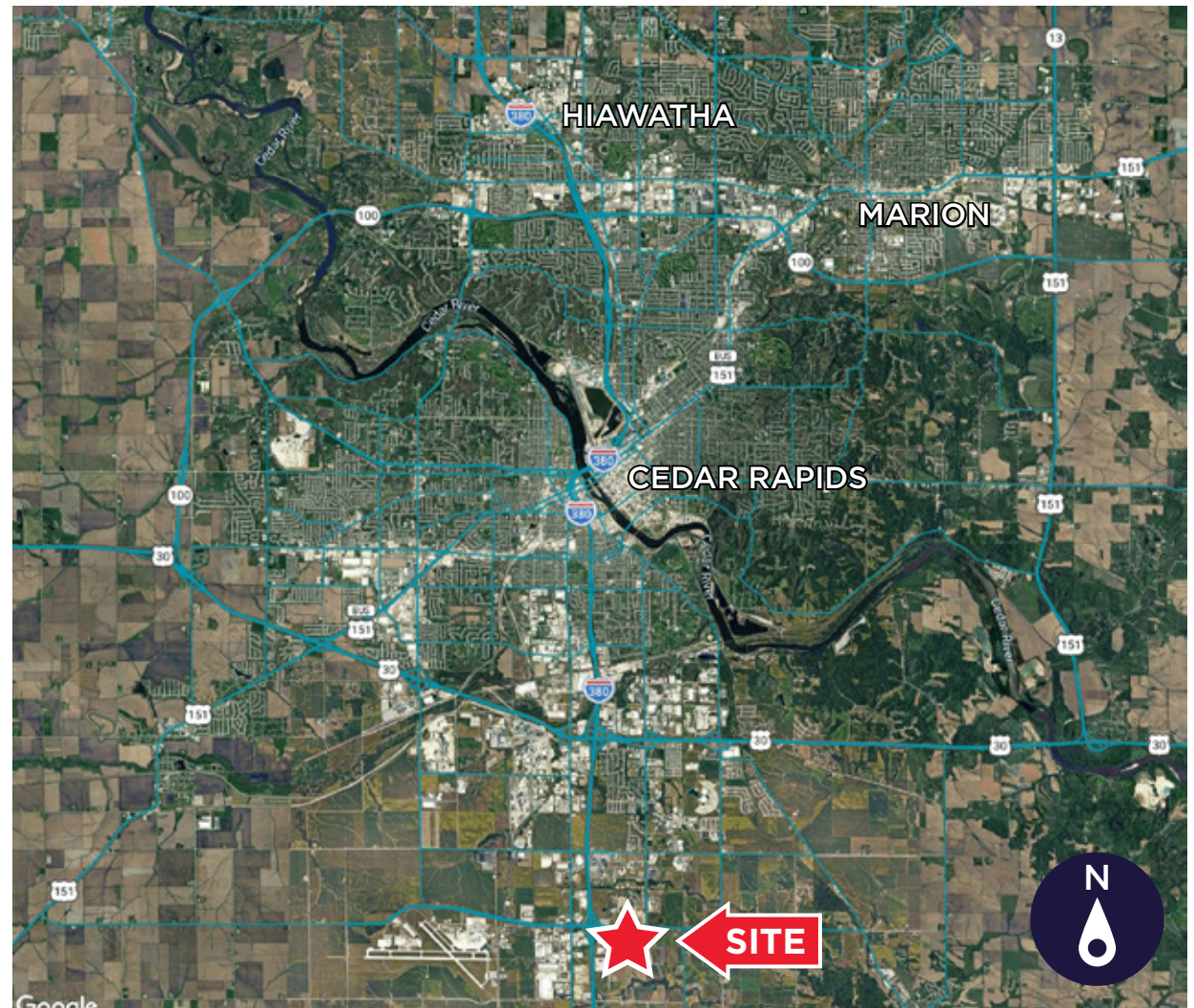
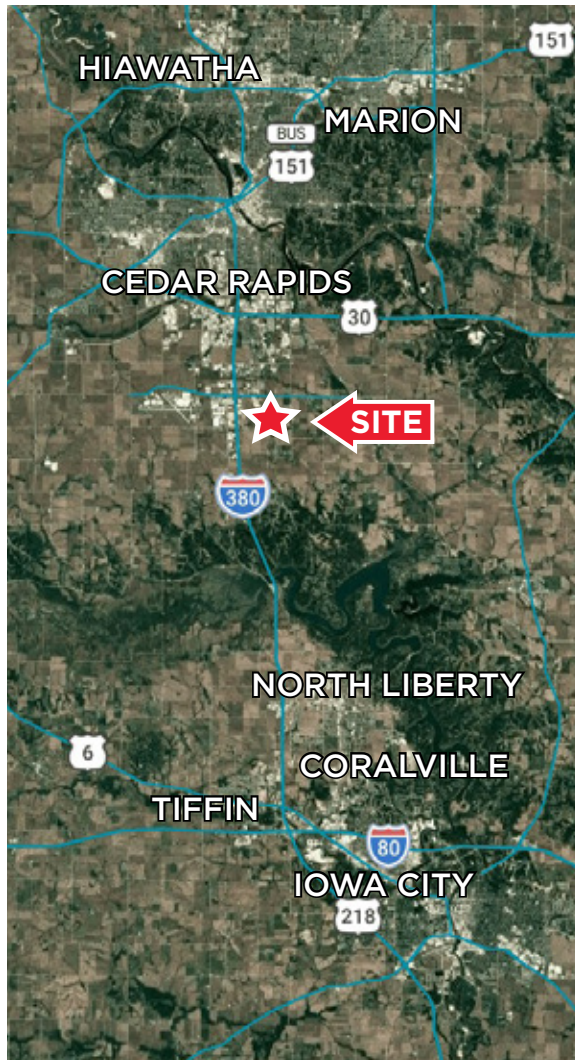


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LOCATION

205 Wright Brothers Blvd E is located in the Southwest Cedar Rapids industrial corridor near the intersection of Wright Brothers Boulevard and I-380. The site benefits from strong regional connectivity, with quick access to I-380, U.S. Highway 30, and the nearby Eastern Iowa Airport, making it well positioned for distribution, warehousing, and light manufacturing operations.

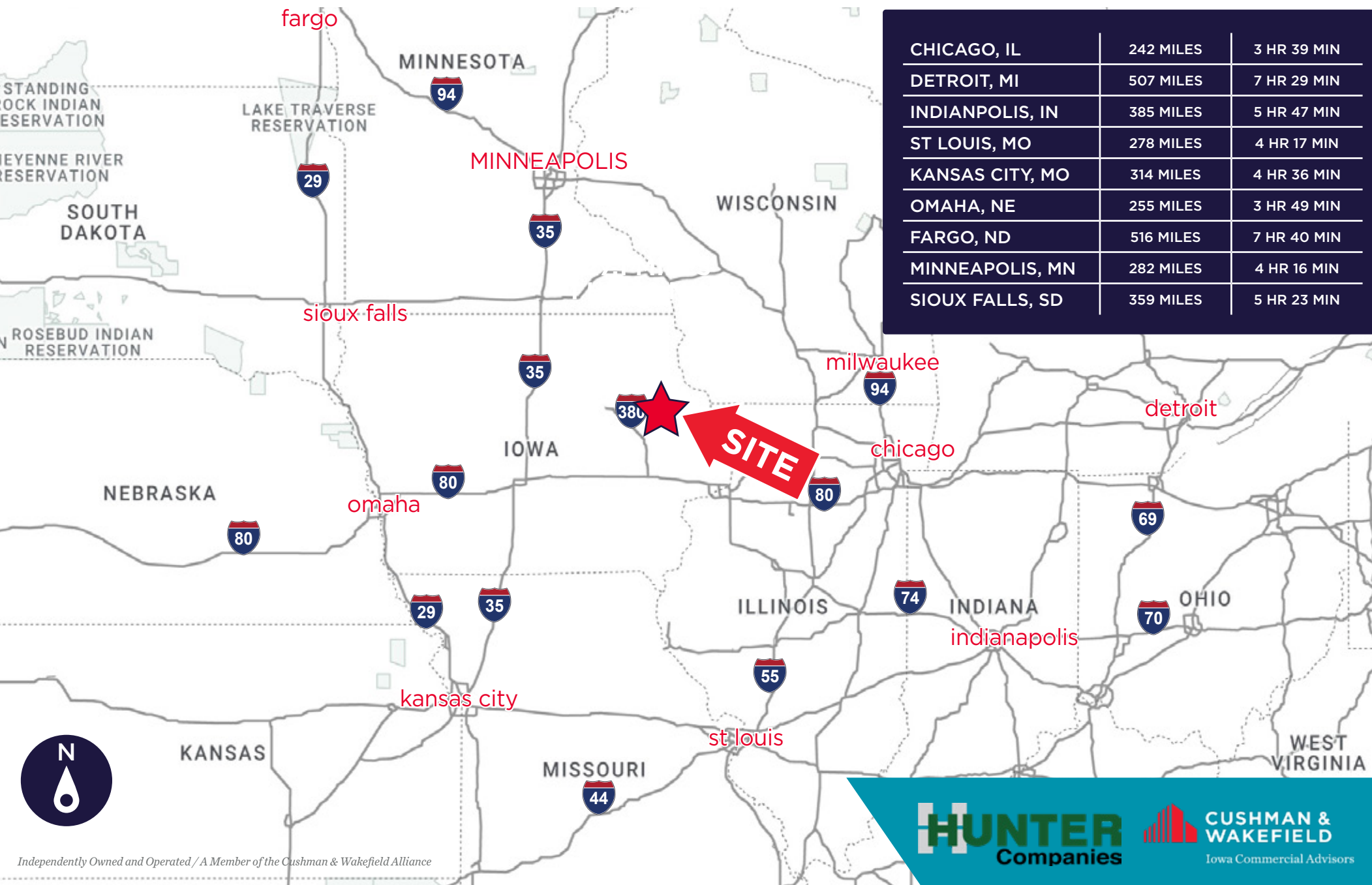


A CENTRAL LOCATION



205 WRIGHT BROTHERS BLVD E | CEDAR RAPIDS, IA 52404

MIDWEST INTERSTATE MAP



A CENTRAL LOCATION

EASTERN IOWA AIRPORTS



| | | |
|--|------------|-------------|
| EASTERN IOWA AIRPORT CEDAR RAPIDS, IA | 2.7 MILES | 6 MIN |
| WATERLOO REGIONAL AIRPORT WATERLOO, IA | 67.3 MILES | 1 HR 7 MIN |
| QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL | 83.8 MILES | 1 HR 16 MIN |
| DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA | 127 MILES | 1 HR 59 MIN |

ADDITIONAL LAND

205 Wright Brothers Blvd E features 80 acres of prime development land, with an additional 12 acres available along Earhart Ln. The additional 12 AC lot is located just southwest of 205 Wright Brothers Blvd and has I-380 frontage. Contact the agents for additional details regarding the available lots.



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SOUTH DRONE VIEW



205 WRIGHT BROTHERS BLVD E

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