

COMMERCIAL LOT FOR SALE

4.80 ACRES AVAILABLE

4620 NORTH RIVER BLVD
CEDAR RAPIDS, IA 52411



PROPERTY HIGHLIGHTS

- LIST PRICE **\$1,871,338.00** (\$8.95 PSF)
- 4.80 ACRE LOT
- EXCELLENT **HIGHWAY 100** VISIBILITY
- BETWEEN RANDY **KEUEHL HONDA** AND **HILTON GARDEN INN CEDAR RAPIDS**
- EXCELLENT ACCESS TO **CEDAR RAPIDS PREP SCHOOL** AND **XAVIER CATHOLIC MIDDLE SCHOOL**

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REAL ESTATE

SITE HIGHLIGHTS



LOT DESCRIPTION

Size (A)	List Price	List Price PSF
4.80	\$1,871,338.00	\$8.95 PSF

SITE HIGHLIGHTS

- Excellent visibility along Highway 100
- Located between Randy Kuehl Honda and Hilton Garden Inn Cedar Rapids
- Compatible with car dealerships, hotels, convention centers and other uses requiring highway visibility
- Excellent access to Cedar Rapids Prep School (opening August 2025) and Xavier Middle School's expansion into the Toyota Financial Services Building (opening August 2026)

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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	7,482	40,854	119,035
Households	3,149	18,137	50,337
Median HH Income	\$83,093	\$78,375	\$74,052
Median Net Worth	\$327,403	\$259,445	\$215,394

LOCATION HIGHLIGHTS

- Located off Edgewood Road NE with easy access to I-380 and Highway 100/Collins Road extension
- Across Hwy 100 from a 200,000 SF Fleet Farm store and gas mart located within Edgewood Town Center.
- Edgewood Town Center is a 50+ Acre master planned commercial development offering a diverse range of opportunities including restaurants, retail storefronts, and versatile office spaces.

SURROUNDING BUSINESSES

Fleet Farm and Gas Mart, Hy-Vee Grocery, McDonald's, Casey's, Kwik Star, The Fountains, Pecks Landing, Jimmy John's, PepperJax Grill, MAC XPRESS, Villa's Patio, Zeppelins, U.S. Cellular, Taco John's, Starbucks, T-Mobile, Mister Car Wash, Jersey Mike's, Dollar Tree, Dupaco, Hilton Garden Inn, Randy Kuehl Honda, The Sanctuary Spa, Ritual Med Spa, Accel Group, and more

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