

# FOR LEASE EDGEWOOD PLAZA

**CUSHMAN &  
WAKEFIELD**  
Iowa Commercial Advisors

**301-425 EDGEWOOD RD NW**

CEDAR RAPIDS, IA | 52405

**LIMITED TIME**

**FREE BASE RENT PROMOTION, WITH QUALIFYING LEASE:**

- **THREE MONTHS FOR THREE-YEAR TERM**
- **SIX MONTHS FOR FIVE-YEAR TERM**





# PROPERTY HIGHLIGHTS

- 1,400 SF (2), 2,590 SF, and 2,800 SF
- Limited time offer: Free base rent with qualifying lease: 3 Months - 3 Year/6 Months - 5 Year
- Prime NW Cedar Rapids retail location along the heavily traveled Edgewood Rd corridor
- Co-tenants include: Subway, NutriSport, Sherwin Williams, Dollar General, Planet Fitness, Farmers State Bank, and H&R Block
- Excellent signage and visibility, along with multiple access points and abundant parking provide an ideal combination for retail
- Strategic location provides access to the densely populated NW residential neighborhoods at an attractive rent
- Parking Ratio 5.08/1,000 SF

**AVAILABILITY:**  
**\$10-\$12.50 PSF NNN**  
**OPEX: \$6.50 PSF**

SUITE	AVAILABLE SPACE (SF)
343	1,400 SF
359-361	2,590 SF
371	1,400 SF
411-413	2,800 SF

\* At least one member of the ownership entity is a licensed real estate professional in the State of Iowa.

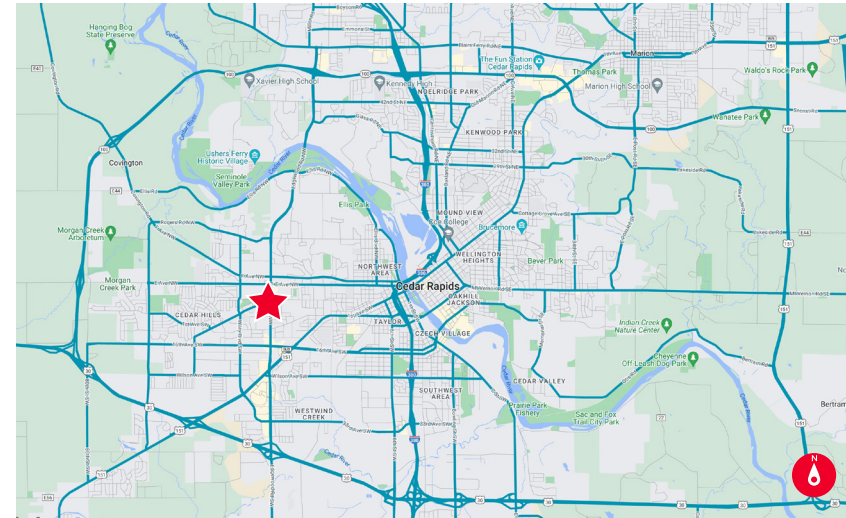
**John W. Viggers, CCIM, CRE**  
 Senior Vice President  
 +1 515 778 2605  
 jviggers@iowaca.com

3737 Woodland Avenue  
 Suite 100  
 West Des Moines, Iowa 50266  
 Main +1 515 309 4002  
[iowacommercialadvisors.com](http://iowacommercialadvisors.com)

**CUSHMAN & WAKEFIELD**  
 Iowa Commercial Advisors

# LOCATION

## SITE PLAN



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,965	57,551	117,984
AVG. HH Income	\$67,765	\$71,728	\$73,311
Total Households	4,685	24,302	49,658
Daytime Population	13,667	67,039	130,468



# PHOTOS



FOR LEASE

# EDGEWOOD PLAZA

301-425 EDGEWOOD RD NW

CEDAR RAPIDS, IA | 52405



## CONTACT

**John W. Viggers, CCIM, CRE**  
Senior Vice President  
+1 515 778 2605  
jviggers@iowaca.com

3737 Woodland Avenue  
Suite 100  
West Des Moines, Iowa 50266  
Main +1 515 309 4002  
[iowacommercialadvisors.com](http://iowacommercialadvisors.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.