



Representative photo

NEW CONSTRUCTION RETAIL OR BUILD-TO-SUIT | LOCATED NEAR EASTERN IOWA AIRPORT & I-380

# RETAIL FOR LEASE W/ DRIVE-THRU

640 WRIGHT BROTHERS BLVD SW | CEDAR RAPIDS, IA 52404



**WSG**  
CRE

SKOGMAN  
COMMERCIAL



# PROPERTY OVERVIEW

| Property Details |                                                                                                   |
|------------------|---------------------------------------------------------------------------------------------------|
| Address          | 640 Wright Brothers Blvd SW<br>Cedar Rapids, IA 52404                                             |
| Building Size    | 8,000 SF                                                                                          |
| Space Available  | 2,500 - 8,000 SF                                                                                  |
| Year Built       | 2026                                                                                              |
| Lot Size         | 1.56 AC                                                                                           |
| Zoning           | S-MC                                                                                              |
| Parcel #         | 19-20-4-76-009-0-0000                                                                             |
| County           | Linn                                                                                              |
| Traffic Counts   | Wright Brothers Blvd SW (16,400 VPD)<br>6th Street SW (11,000 VPD)<br>Interstate 380 (59,800 VPD) |
| Est. Op Ex       | TBD                                                                                               |
| Lease Rate       | UNPRICED                                                                                          |

Brand new retail space available at the signalized intersection of 6th Street SW and Wright Brothers Boulevard, which together see approximately 27,400 vehicles per day. The building offers flexible floor plans with up to 8,000 SF available with drive-thru capability, accommodating a wide range of retail users. Located in Cedar Rapids' growing Southwestern Quadrant, the property is well positioned to serve a largely untapped market and support future retail demand.

The subject property features unmatched access and visibility off 6<sup>th</sup> Street and Wright Brothers Blvd, which carry travelers east to Interstate 380 (59,800 VPD) and west to the Eastern Iowa Airport (1.5 million passengers per year). The Eastern Iowa Airport has seen increases in passenger counts for three consecutive years and provides direct flights to 17 popular destinations. Additionally, the airport is nearing completion of a \$121 million modernization project, improving terminal design, expanding capacity and adding flight gates. Neighboring hotels, Country Inn & Suites, Comfort Inn & Suites, AmericInn, and Avid, support airport passengers with a combined 279 rooms. Local retailers include McDonalds, Caseys, Pilot, Dunkin', Culver's, and Arby's.



# AERIAL MAP





# PARCEL MAP





# SITE PLAN





# CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

## Cedar Rapids MSA

|                         |         |
|-------------------------|---------|
| Population              | 276,520 |
| Jobs                    | 134,707 |
| Companies               | 8,462   |
| Counties                | 3       |
| Cities                  | 86      |
| School Districts        | 18      |
| Colleges & Universities | 6       |

## Top Employers

|                        |       |
|------------------------|-------|
| Collins Aerospace      | 9,400 |
| TransAmerica           | 3,800 |
| Unity Point Health     | 2,979 |
| Cedar Rapids Community | 2,879 |
| Nordstrom Direct       | 2,150 |



# EASTERN IOWA AIRPORT NON-STOP FLIGHTS



| Location                    | Carrier                            |
|-----------------------------|------------------------------------|
| Atlanta (ATL)               | Delta                              |
| Charlotte (CLT)             | American Airlines                  |
| Chicago (ORD)               | American Airlines / United Express |
| Dallas (DFW)                | American Airlines                  |
| Denver (DEN)                | Frontier Airlines / United Express |
| Detroit (DTW)               | Delta                              |
| Las Vegas (LAS)             | Allegiant                          |
| Los Angeles (LAX)*          | Allegiant                          |
| Miami (MIA)                 | American Airlines                  |
| Minneapolis (MSP)           | Delta                              |
| Nashville (BNA)             | Allegiant                          |
| Orlando/Sanford (SFB)       | Allegiant                          |
| Orlando International (MCO) | Allegiant                          |
| Phoenix/Mesa (AZA)          | Allegiant                          |
| Punta Gorda/Ft. Myers (PGD) | Allegiant                          |
| Sarasota (SRQ)              | Allegiant                          |
| Tampa/St. Petersburg (PIE)  | Allegiant                          |



# DEMOGRAPHICS

|  |                                 | 1 mile   | 3 miles  | 5 miles  |
|--|---------------------------------|----------|----------|----------|
|  | Daytime Population              | 11,836   | 65,370   | 125,998  |
|  | 2025 Population                 | 9,080    | 58,948   | 107,885  |
|  | Annual Population Growth Rate   | 0.30%    | 0.20%    | 0.20%    |
|  | 2025 Median Age                 | 37.0     | 38.4     | 37.8     |
|  | 2025 Total Households           | 3,878    | 25,097   | 45,842   |
|  | Annual Household Growth Rate    | 0.50%    | 0.30%    | 0.30%    |
|  | 2025 Average Household Income   | \$71,877 | \$83,954 | \$91,990 |
|  | Daily Traffic Count: 22,300 VPD |          |          |          |



## CONTACTS



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