



For Lease

3831 8th Street SW, Altoona, IA 50009

BUILDING & LOT

Building SqFt: 2,630 SF
 Lot Acreage: 0.758 AC
 Year Built: 2012

BUILDING FEATURES

- Freestanding building
- Exterior freestanding signage
- Drive-thru with menu boards
- 20'+ hood, walk-ins, & grease trap
- Furniture, fixtures, equipment negotiable

RECENT ANNUAL TAXES

Current Taxes: \$43,494.00

DEMOGRAPHICS

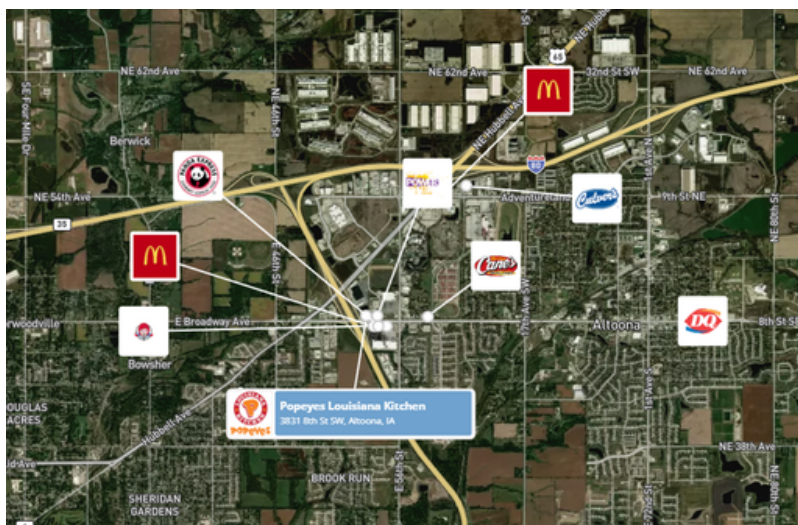
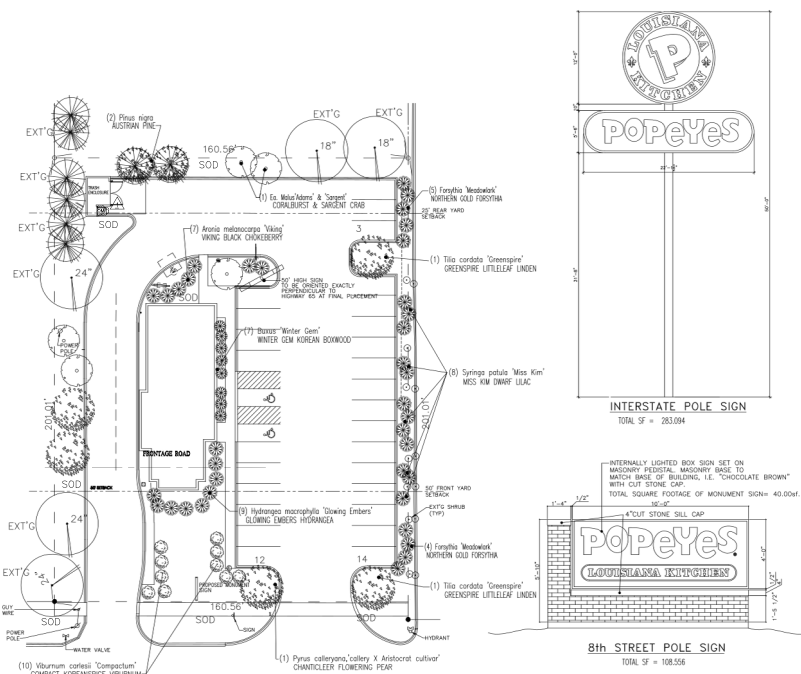
Population (3-Mi): 40,968
 Avg HH Income (3-Mi): \$75,377
 Vehicle Traffic: 19,266 VPD @ 8th St
 & 20,818 VPD @ Hwy 65

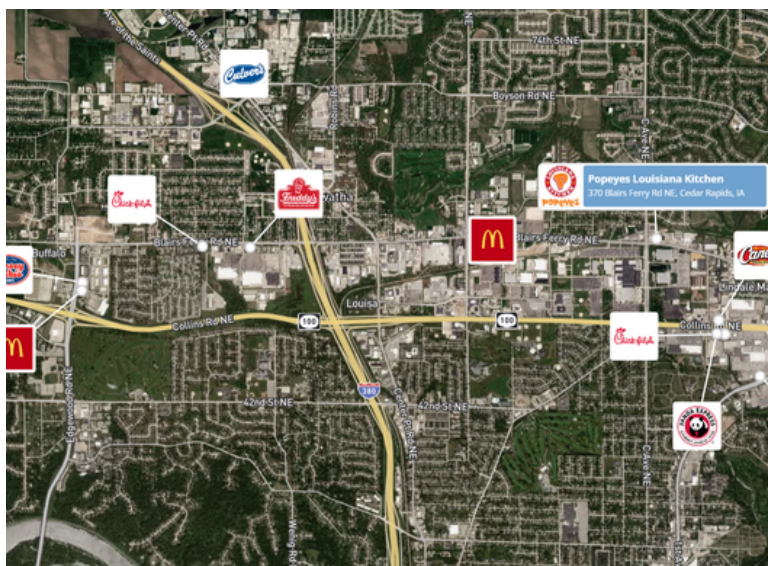
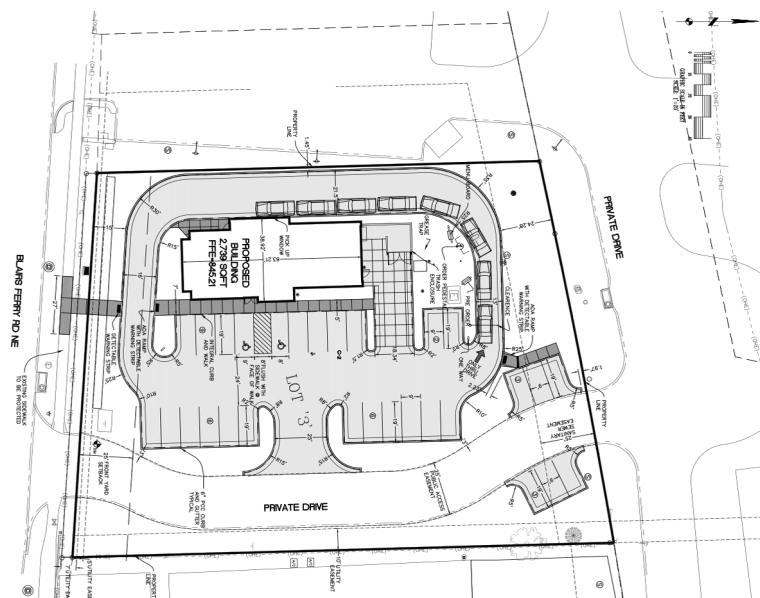
NEARBY TOP-PERFORMING LOCATIONS:

Raising Cane's: 563.5K | #5 in State
 McDonald's - Adventureland Dr: 516.8K
 McDonald's - 8th St SW: 512K
 Culver's: 418.2K
 Panda Express: 310.9K | #2 in State
 Dairy Queen: 221.3K | #6 in State
 B-Bop's: 393.5K | #1 in State
 Wendy's: 241.5K | #6 in State



Data Source  Placer.ai





For Lease

370 Blairs Ferry Rd NE, Cedar Rapids, IA 52402

BUILDING & LOT

Building SqFt: 2,743 SF
Lot Acreage: 0.930 AC
Year Built: 2014

BUILDING FEATURES

- Freestanding building
- Exterior freestanding signage
- Drive-thru with menu boards
- 20'+ hood, walk-ins, & grease trap
- Furniture, fixtures, equipment negotiable

RECENT ANNUAL TAXES

Current Taxes: \$43,882

DEMOGRAPHICS

Population (3-Mi): 74,161
Avg HH Income (3-Mi): \$93,007
Vehicle Traffic: 44,397 VPD @

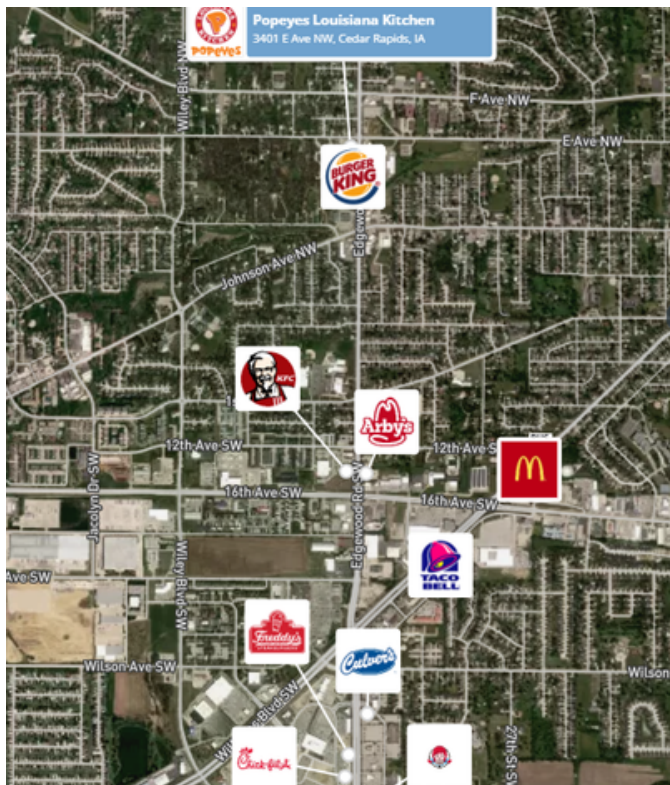
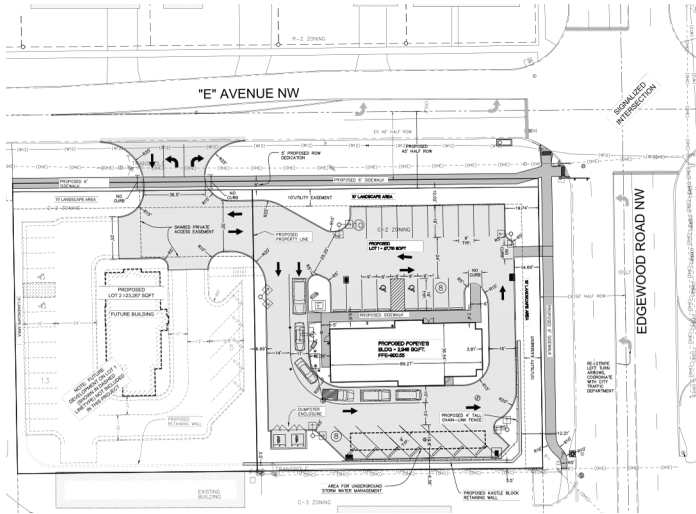
Blairs Ferry Rd NE & C Ave NE W

NEARBY TOP-PERFORMING LOCATIONS:

Chick-fil-A: 843.4K | #5 in State
McDonald's - 1st Ave NE: 714.6K | #7 in State
Raising Cane's: 505.3K
Culver's: 501.8K | #5 in State
McDonald's - Dry Creek Ln: 469.6K
McDonald's - Edgewood Rd: 466.6K
Taco Bell: 294.6K
Panda Express: 291.3K | #4 in State
Freddy's: 227.6K | #6 in State
Jersey Mike's: 158.7K | #1 in State

Data Source  Placer.ai





For Lease / Sale

3401 E Avenue NW, Cedar Rapids, IA 52402

BUILDING & LOT

Building SqFt: 2,927 SF

Lot Acreage: 1.17 AC

Year Built: 2015

BUILDING FEATURES

- Freestanding building
- Exterior freestanding signage
- Drive-thru with menu boards
- 20'+ hood, walk-in's & grease trap
- Furniture, fixtures, equipment negotiable

RECENT ANNUAL TAXES

Current Taxes: \$43,486.00

DEMOGRAPHICS

Population (3-Mi): 58,032

Avg HH Income (3-Mi): \$84,359

Vehicle Traffic: 24,524 VPD @

E Ave NW & Edgewood Rd NW

NEARBY TOP-PERFORMING LOCATIONS:

McDonald's: 779.9K | #4 in State

Chick-fil-A: 768.3K | #8 in State

Culver's: 566.4K | #2 in State

Taco Bell: 223K

Burger King: 180.6K

Wendy's: 177.8K

Freddy's: 171.4K

Arby's: 167.5K | #10 in State

KFC: 101.9K

Data Source: Placer.ai





For Lease

750 Coral Ridge Ave, Coralville, IA 52241

BUILDING & LOT

Building SqFt: 3,125 SF
Lot Acreage: 0.77 AC
Year Built: 2016

BUILDING FEATURES

- Hard corner intersection immediately across from Coral Ridge Mall (>10m visits/yr) & I-80
- Freestanding building
- Exterior freestanding & DOT highway signage
- Drive-thru with menu boards
- Hood & grease trap
- Furniture, fixtures, equipment negotiable

RECENT ANNUAL TAXES

Annual Taxes: \$36,308

DEMOGRAPHICS

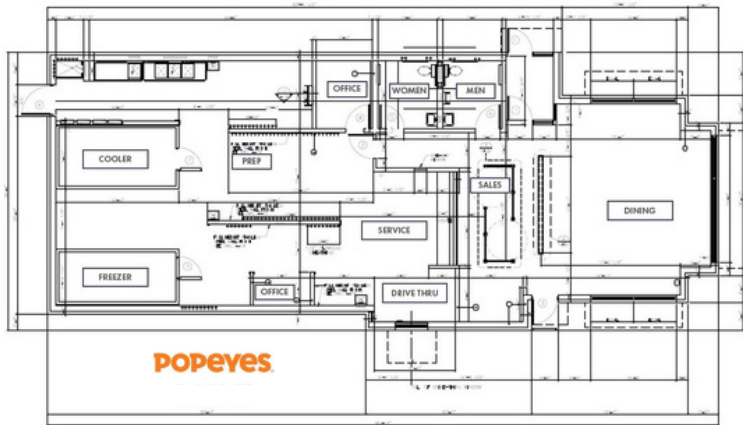
Population (3-Mi): \$35,100
Avg HH Income (3-Mi): \$98,900
Vehicle Traffic: 42,813 VPD @
Coral Ridge Ave & 2nd Street

NEARBY TOP-PERFORMING LOCATIONS:

McDonald's - Commerce Dr: 596.6K
Raising Cane's: 563.4K | **#6 in State**
Culver's: 486.1K | **#7 in State**
McDonald's - 1st Ave: 359.4K
Freddy's: 213.1K | **#8 in State**
Wendy's: 204K | **#10 in State**
Hardee's: 145.7K
Burger King: 135.8K
Jimmy John's: 106.8K | **#5 in State**

Data Source: Placer.ai





For Lease / Sale

6230 SE 14th Street, Des Moines, IA 50320

BUILDING & LOT

Building SqFt: 2,584 SF
 Lot Acreage: 1.219
 Year Built: 2006

BUILDING FEATURES

- Freestanding building
- Exterior freestanding signage
- Drive-thru with menu boards
- 20'+ hood, walk-ins, & grease trap
- Furniture, fixtures, equipment negotiable

RECENT ANNUAL TAXES

Annual Taxes: \$53,539.26

DEMOGRAPHICS

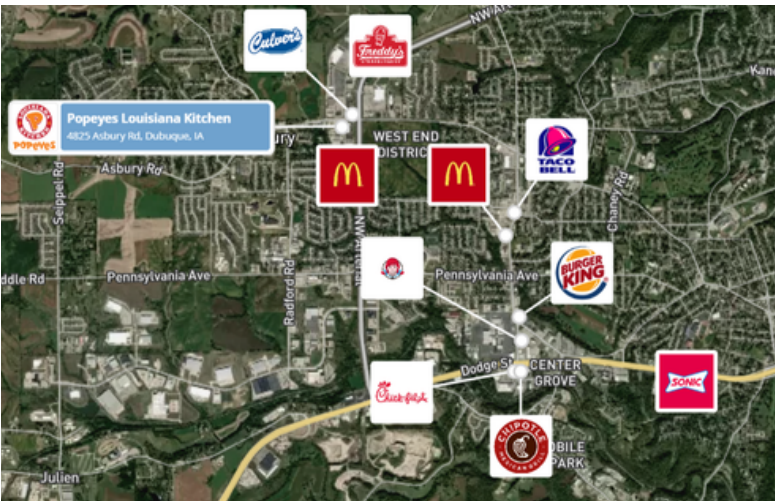
Population (3-Mi): 58,981
 Avg HH Income (3-Mi): \$84,561
 Vehicle Traffic: 26,065 VPD @ SE 14th St

NEARBY TOP-PERFORMING LOCATIONS:

McDonald's - Army Post Rd: 565.5K
 Raising Cane's: 495.8K
 McDonald's - SE 14th St: 490.9K
 McDonald's - Fleur Dr: 460.4K
 Culver's: 372.3K
 B-Bop's - SE 14th St: 252.9K | #5 in State
 B-Bop's - Fleur Dr: 247.8K | #6 in State
 Burger King: 235.3K | #4 in State
 Taco Bell: 218.3K
 Taco John's: 205.8K | #2 in State



Data Source  Placer.ai



For Lease / Sale

4825 Asbury Rd, Dubuque, IA 52002

BUILDING & LOT

Building SqFt: 3,111 SF
Lot Acreage: 0.79 AC
Year Built: 2016

BUILDING FEATURES

- Freestanding building at signalized intersection
- Exterior freestanding signage
- Drive-thru with menu boards
- 20'+ hood, walk-in's & grease trap
- Furniture, fixtures, equipment negotiable

RECENT ANNUAL TAXES

Annual Taxes: \$38,928

DEMOGRAPHICS

Population (3-Mi): 33,069
Avg HH Income (3-Mi): \$80,467
Vehicle Traffic: 16,442 VPD @ Asbury Rd

NEARBY TOP-PERFORMING LOCATIONS:

Chick-fil-A: 742.1K | #9 in State
Culver's: 639.9K | #1 in State
McDonald's - John F Kennedy Rd: 564.3K
McDonald's - Holiday Dr: 486.3K
Sonic: 392.4K | #2 in State
Taco Bell: 299.5K | #9 in State
Freddy's...: 235.1K | #4 in State
Burger King: 217.5K | #5 in State
Chipotle: 174.2K | #3 in State
Wendy's: 165.3K

Data Source  Placer.ai





For Lease / Sale

1926 Keokuk Street, Iowa City, IA 52240

BUILDING & LOT

Building SqFt: 3,034 SF
Lot Acreage: 0.603
Year Built: 2023

BUILDING FEATURES

- Freestanding building
- Exterior freestanding signage
- Drive-thru with menu boards
- Brand new 20' hood, 3 walk-ins & grease trap
- Furniture, fixtures, equipment negotiable
- New build ready for finishes

RECENT ANNUAL TAXES

Current Taxes: \$9,810

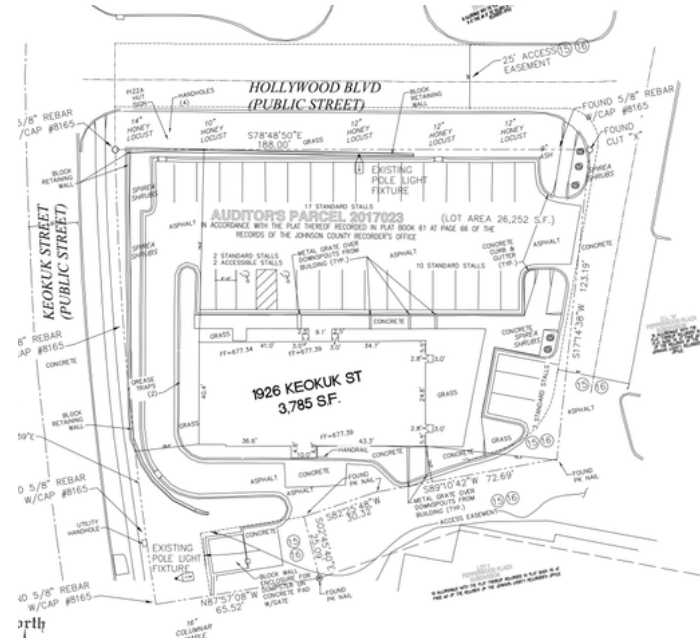
DEMOGRAPHICS

Population: 74,760
Avg HH Income (3-Mi): \$53,578
Vehicle Traffic: 5,913 VPD @ Keokuk St
& 26,630 @ US 6

NEARBY TOP-PERFORMING LOCATIONS:

McDonald's - S Riverside Dr: 772.8K | #5 in State
Culver's: 455.8K
McDonald's - Lower Muscatine Rd: 439K
Taco Bell: 305.1K | #8 in State
Panda Express: 235.9K
Freddys: 213.1K | #8 in State
Wendy's: 209.2K | #9 in State

Data Source  Placer.ai





Land for Sale/Lease

SE corner of Brandilynn Blvd & Winterberry Dr,
Cedar Falls, IA 50613

BUILDING & LOT

Lot Acreage: 1.06

Year Built: 2016

BUILDING FEATURES

- Dual Street Frontage on Corner Lot
- Infill Retail Parcel
- Level Topography
- Quick Access to Regional Corridors
- Utilities to Site

RECENT ANNUAL TAXES

Annual Taxes: \$7,284

DEMOGRAPHICS

Population (3-Mi): 35,638

Avg HH Income (3-Mi): \$67,458

Vehicle Traffic: 4,288 VPD @

Prairie Pkwy & Brandilynn Blvd

NEARBY TOP-PERFORMING LOCATIONS:

McDonald's - Main St: 696.4K | #8 in State

Raising Cane's: 691.5K | #3 in State

Culver's: 542K | #3 in State

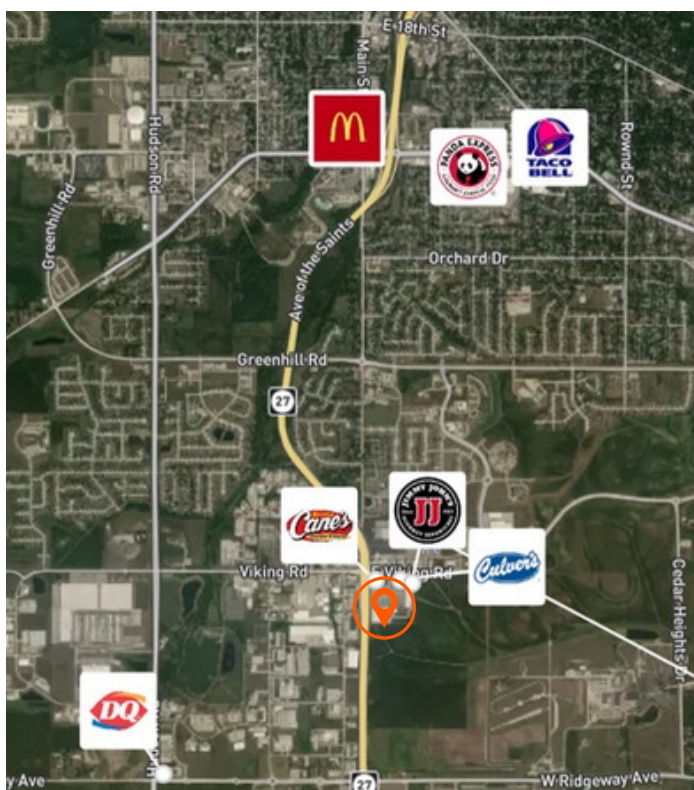
Taco Bell: 312.9K | #9 in State

Panda Express: 251.6K | #8 in State

Dairy Queen: 202.1K | #9 in State

Taco John's: 158.4K

Jimmy John's: 129.4K | #2 in State



Data Source Placer.ai

