

RETAIL SPACE

FOR LEASE

1,553 SF AVAILABLE

5235 BUFFALO RIDGE DR NE
CEDAR RAPIDS, IA 52411



PROPERTY HIGHLIGHTS

- **\$5.95 PSF NNN** RENTAL RATE (SUBJECT TO ANNUAL INCREASES)
- CO-TENANTS **X-GOLF & REMAX CONCEPTS**
- AMPLE **ON-SITE PARKING**

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REAL ESTATE

SITE PLAN**PREMISES****\$5.95 PSF NNN**

Base rate subject to annual increases

Pass-Throughs Est. @ \$8.24 PSF

Tenant to take premises in its "as is" condition

1,553 SF Available

SITE HIGHLIGHTS

- Ample On-Site Parking Available
- Built in 2022
- Monument Signage along Edgewood Rd
- Immediate Possession

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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 and Blairs Ferry Road with easy access to I-380 and Highway 100/Collins Road extension
- Anchored by a 200,000 SF Fleet Farm store and gas mart located along Edgewood Road NE
- 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.
- Over 12,900 ADT along Edgewood Rd.

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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