



# CROSSING POINT PLAZA

Waterloo, Iowa 50702



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# EXECUTIVE SUMMARY

- Crossing Point Plaza
- 2060 Sovia Drive,
- Waterloo, Iowa 50702
- Type: Retail / Restaurant
- 1,800 - 18,120 Square Feet
- Heavily Trafficked
- Strong-Signage
- \$5.22 PSF NNN
- Co-Tenants: Planet Fitness, Iowa DOT, Diamond Nails, One Vision



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# PROPERTY DESCRIPTION

One of Waterloo's most prominent retail destinations. Crossing Point Plaza offers flexible leasing options ranging from 1,800 SF to 18,120 SF, accommodating everything from retail to full-service restaurants to large-format box stores. Strategically located along East San Marnan Drive, with direct access to I-380 and US 218, this center benefits from exceptional visibility, strong traffic counts, and easy accessibility from across the Cedar Valley. The property is surrounded by powerhouse national retailers including Target, CVS, Kwik Star, and more, ensuring a steady flow of shoppers year-round.



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# AVAILABLE SUITES:

- #101-#103 // 3,770 SF // \$20 PSF
- #104 // 5,379 SF // \$25 PSF
- #106 // 1,800 SF // \$20 PSF
- #112-#113 // 18,120 SF // \$12 PSF



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# LOCATION OVERVIEW

Crossing Point Plaza anchors one of the city's most active retail zones. Located along East San Marnan Drive, just east of the I-380 / US 218 interchange, offering exceptional accessibility and visibility to through traffic from across the Cedar Valley. This placement makes it a key destination for consumers traveling via both I-380, which runs north-south, and US 218, enhancing convenient access from neighboring communities. Sitting at the heart of a busy retail and commercial corridor, surrounded by prominent national brands. Nearby anchors include Target, CVS, Kwik Star, and other big-box retailers, all contributing to strong foot traffic and consumer draw. Co-tenants within the plaza itself include well-known service and dining options—such as Planet Fitness, Athletico, UnityPoint Urgent Care, and Freddy's Steakburgers.

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