

RETAIL SPACE FOR LEASE | TOWN CENTRE

316 2nd St SE Suite 130, Cedar Rapids, IA, 52401



1,679 SF Retail Space Available

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CHLOE MARZEN
Business Analyst
OLIVIA CHRISTIANSON
Marketing Specialist



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

AVAILABILITY

Size: 1,679 RSF | 1,429 USF

Rent Rate: \$7.95 PSF NNN

Possession: Immediate

SUITE HIGHLIGHTS

- Turnkey cafe space
- 2 built-out restrooms
- Great visibility from 2nd St SE
- Large windows allowing for natural light
- Building connected to the city skywalk system

Cotenants

Rush & Nicholson Lawyers, Hibu, Savant, Lynch-Dallas PC, BSI Engineering, and KFI Engineers

Tour Virtually

[Click Here](#)



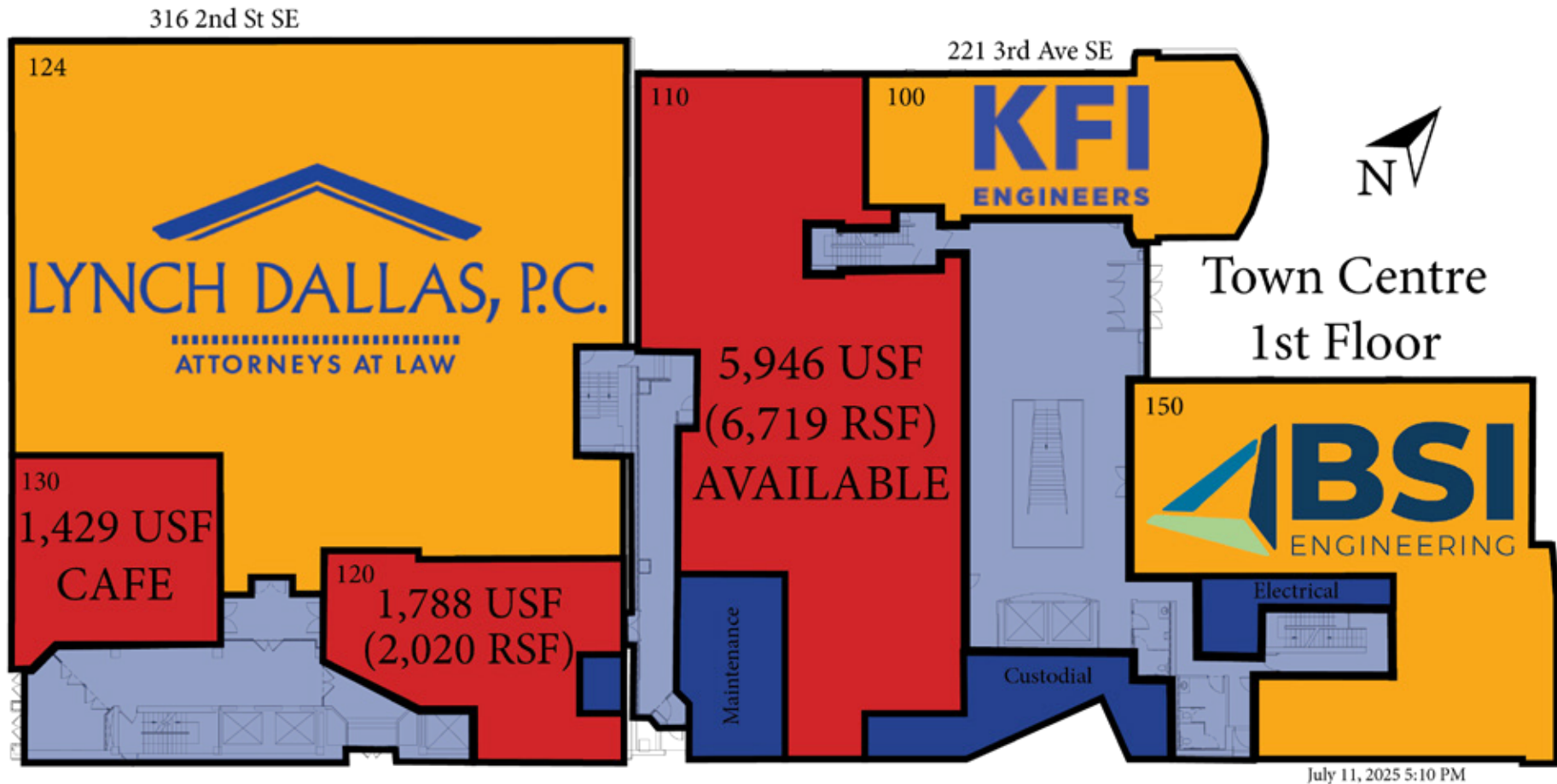
2nd St Entrance



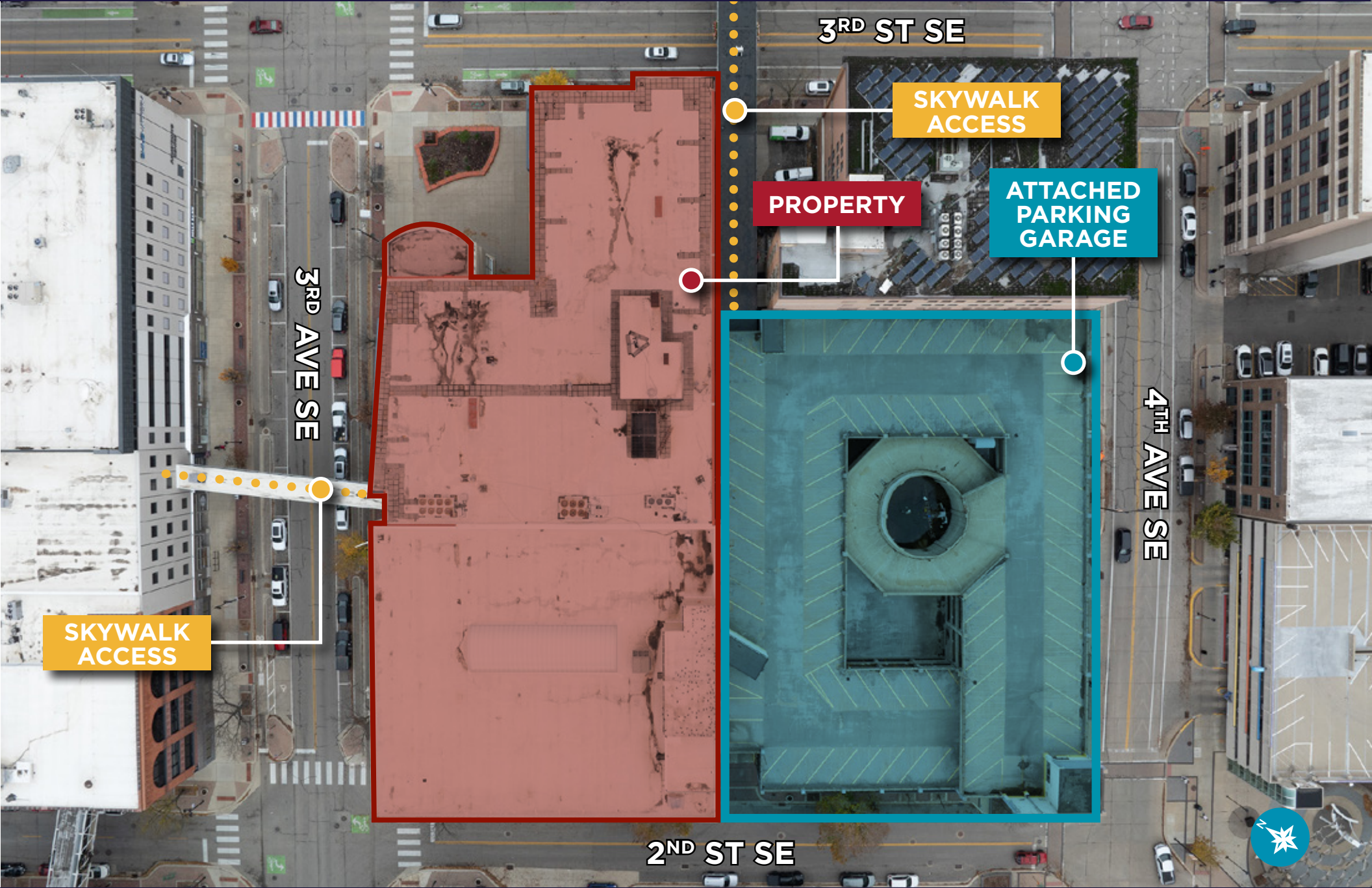
Interior Photo

FLOOR PLAN

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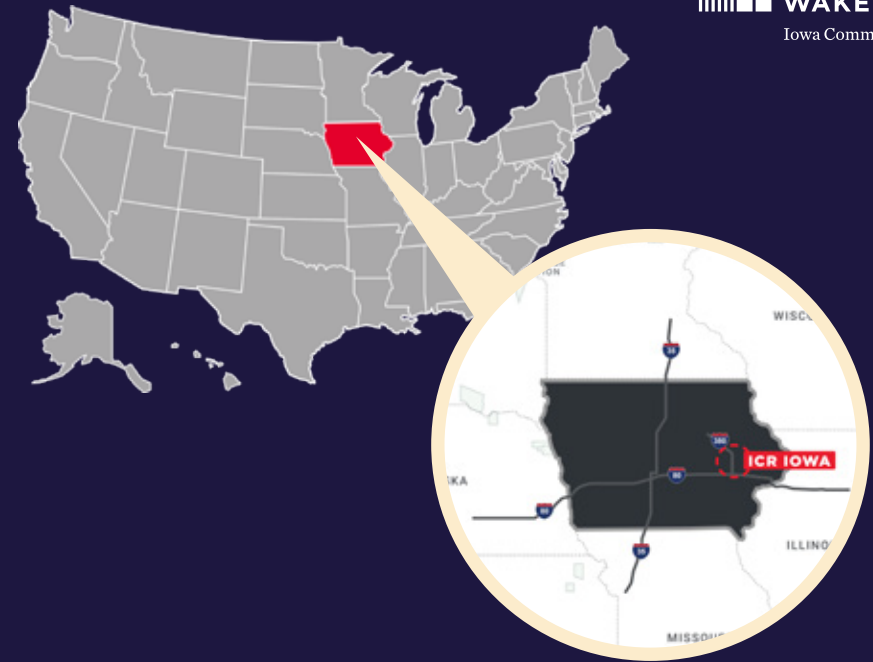


LOCATION | 316 2nd St SE Suite 130, Cedar Rapids, IA, 52401



LOCATION

TOWN CENTRE is located in Downtown Cedar Rapids which is part of the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



729,401
WORKFORCE
POPULATION

487,106
POPULATION

36,816,284
300 MILE POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

	1 MILE	3 MILE	5 MILE
Est. Population	8,429	55,000	97,680
Daytime Population	8,073	38,661	87,210
Labor Population	6,621	44,038	78,534
White Collar Workers	57.8%	56.2%	59.7%
Blue Collar Workers	42.2%	43.8%	40.3%
Est. Households	3,709	23,468	41,432
Est. Average HH Income	\$81,200	\$91,390	\$99,311
Average HH Size	2.2	2.3	2.3
Median Age	35.0	37.7	36.7
Total Annual HH Expenditure	\$223.69M	\$1.5B	\$2.89B
Total Annual Retail Expenditure	\$106.01M	\$731.13M	\$1.36B
Monthly HH Expenditure	\$5,026	\$5,489	\$5,803

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