

# NORTHTOWNE MARKET

COMMERCIAL LOTS AVAILABLE | BUILD-TO-SUIT OR GROUND LEASE



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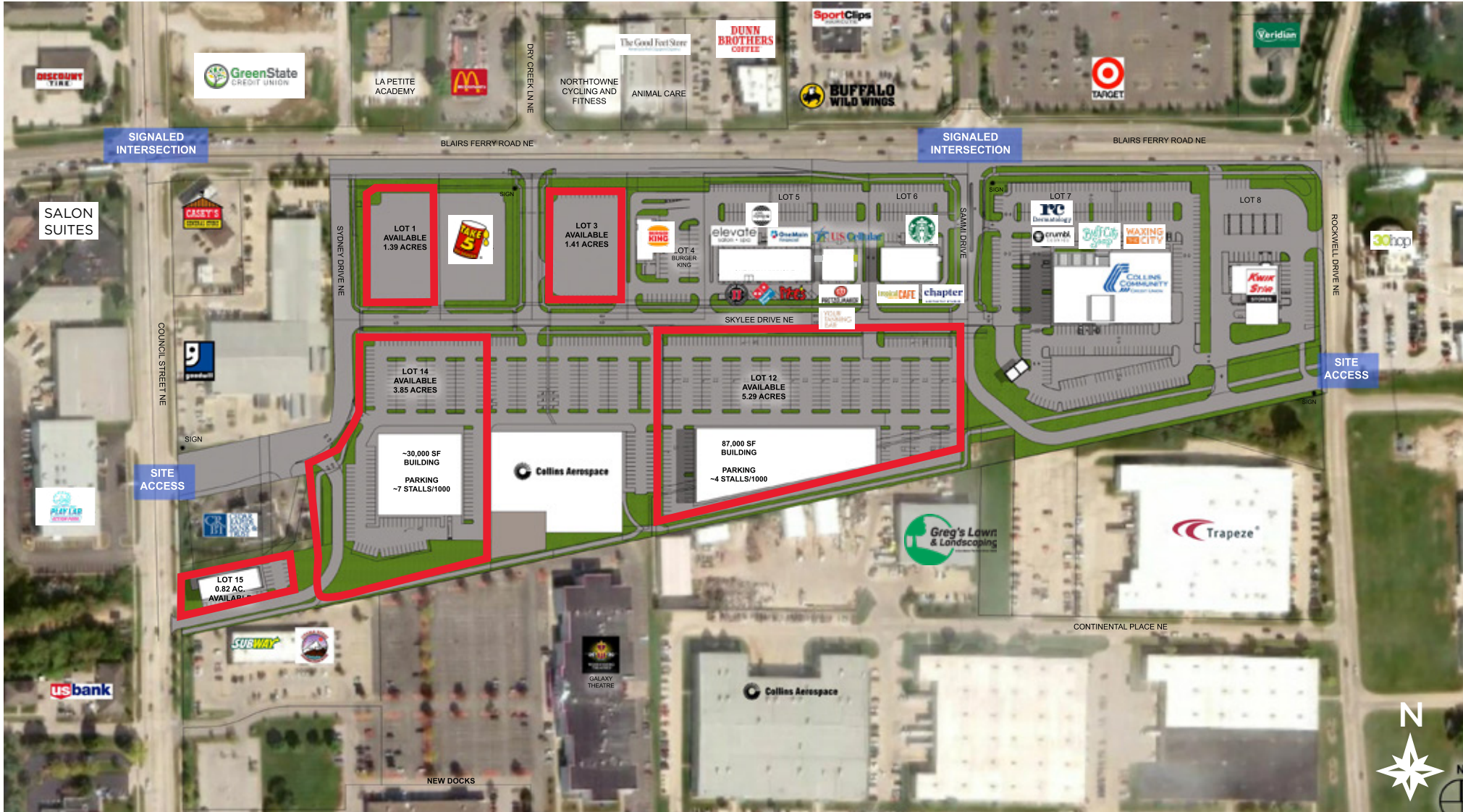
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**CUSHMAN &  
WAKEFIELD**  
Iowa Commercial Advisors

# NORTHTOWNE MARKET SITE PLAN



# NORTHTOWNE MARKET AVAILABILITY



LOT 1	1.46 AC
LOT 3	1.41 AC
LOT 12	5.29 AC
LOT 14	3.85 AC
LOT 15	0.82 AC

# NORTHTOWNE MARKET

## LOT 1



- 1.46 AC Lot | 63,597.6 SF
- Located on highly trafficked Blairs Ferry Rd
- Within minutes of I-380 & Hwy 100
- Lot is located near several national retailers, restaurants, and QSRs



- 1.41 AC Lot | 61,419.6 SF
- Located on highly trafficked Blairs Ferry Rd
- Within minutes of I-380 & Hwy 100
- Lot is located near several national retailers, restaurants, and QSRs



- 5.29 AC Lot | 230,432.4 SF
- Potential for a 87,000 SF building
- Can be demised
- Located right off highly trafficked Blairs Ferry Rd
- Within minutes of I-380 & Hwy 100
- Lot is located near



# NORTHTOWNE MARKET

## LOT 14



- 3.85 AC Lot | 167,706 SF
- Potential for a 30,000 SF building
- Located right off highly trafficked Blairs Ferry Rd
- Within minutes of I-380 & Hwy 100
- Lot is located near several national retailers,

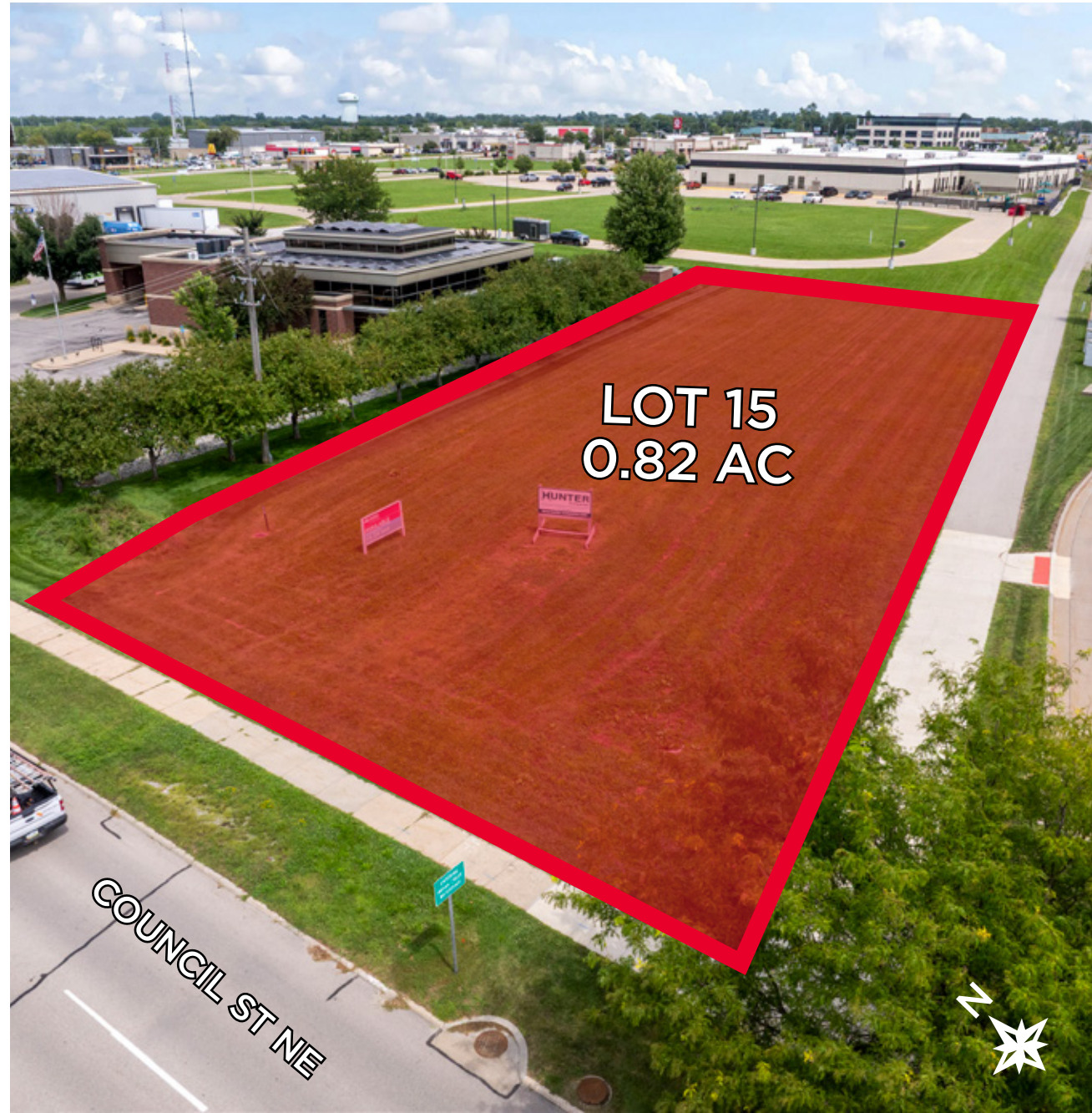


# NORTHTOWNE MARKET

## LOT 15



- 0.82 AC Lot | 35,719.2 SF
- Located on highly trafficked Blairs Ferry Rd
- Within minutes of I-380 & Hwy 100
- Lot is located near several national retailers, restaurants, and QSRs

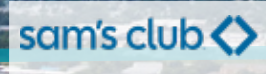


# NORTHTOWNE MARKET

CEDAR RAPIDS, IA 52402 | WEST FACING AERIAL



NOELRIDGE PARK



LOT 15



LOT 14

LOT 1



LOT 3

LOT 12



BLAIRS FERRY RD 25,400 VPD



# NORTHTOWNE MARKET

CEDAR RAPIDS, IA 52402 | NE FACING AERIAL

COUNCIL ST 13,375 VPD

BLAIRS FERRY RD 25,400 VPD



LOT 1



LOT 3



LOT 12



LOT 14



LOT 15



# NORTHTOWNE MARKET

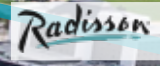
CEDAR RAPIDS, IA 52402 | EAST FACING AERIAL

MARION

LINDALE MALL



HARDING MIDDLE SCHOOL



LOT 3



LOT 1

LOT 12



MERCY HEALTH PLAZA

LOT 14



LOT 15



BLAIRS FERRY RD 25,400 VPD

COUNCIL ST 13,375 VPD

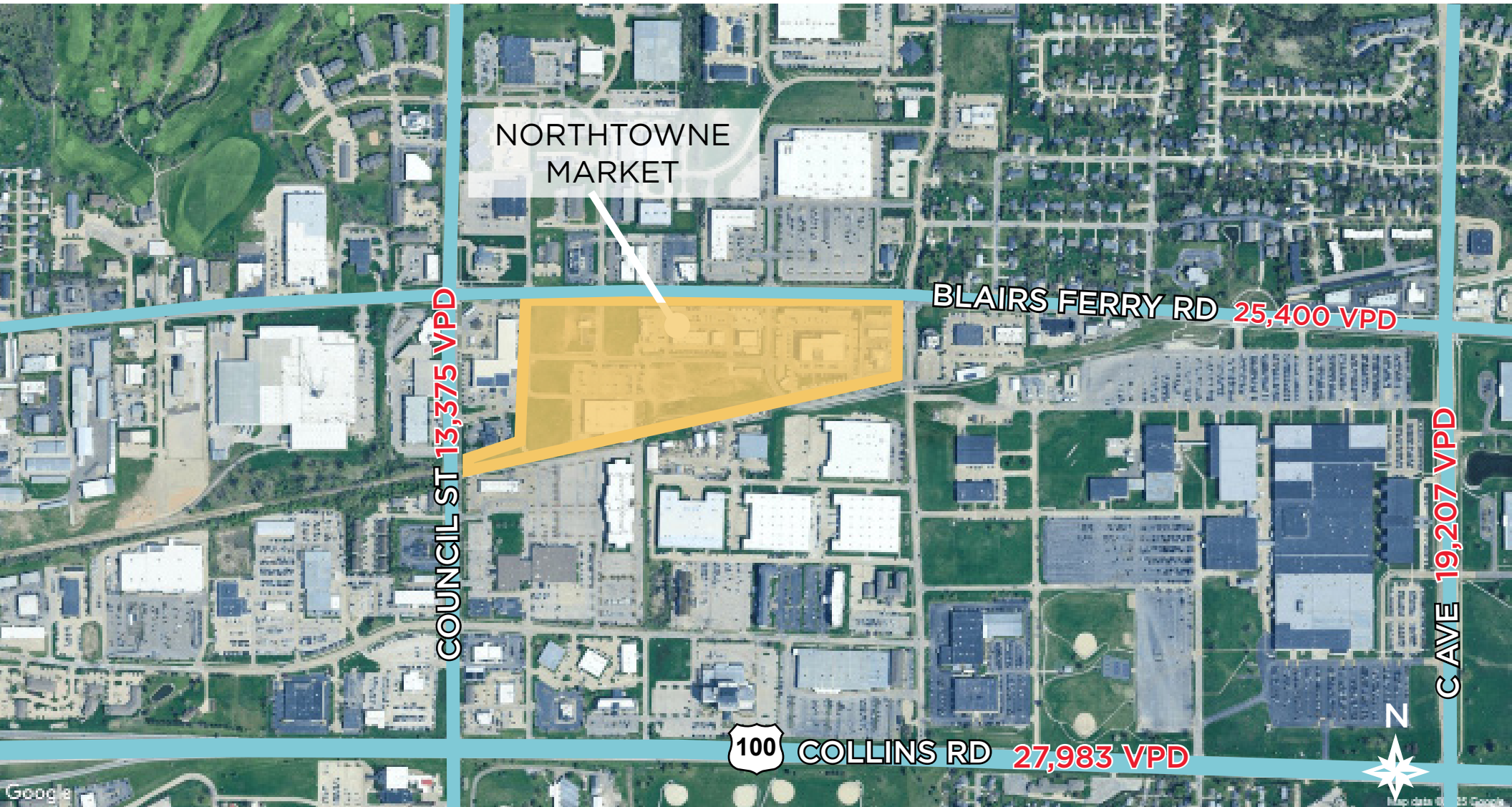


# NORTHTOWNE MARKET

# AERIAL



Iowa Commercial Advisors



# NORTHTOWNE MARKET

# AERIAL



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## Demographics

	1 Mile	3 Mile	5 Mile
Population	8,423	68,155	138,998
Daytime Population	21,655	82,346	150,036
AVG. HH Income	\$69,353	\$85,217	\$85,804
Total Households	3,729	29,056	56,897

# ICR IOWA

Cedar Rapids is located in 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



**95%**

EDUCATIONAL  
ATTAINMENT



**8.9%**

EMPLOYMENT  
GROWTH RATE



**36**

MEDIAN  
AGE

## 7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington

**487,106**  
POPULATION

**\$1,227,628,806**  
ANNUAL GOODS EXPORT

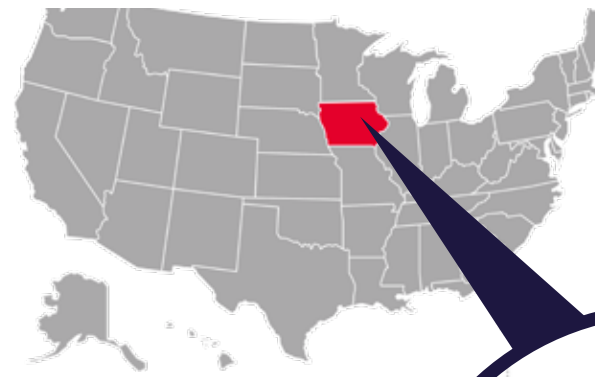
**36,816,284**  
300 MILE POPULATION



**IOWA RANKED #1**  
**OVERALL BEST STATE**



**RANKED #2 BEST COST**  
**OF DOING BUSINESS**



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