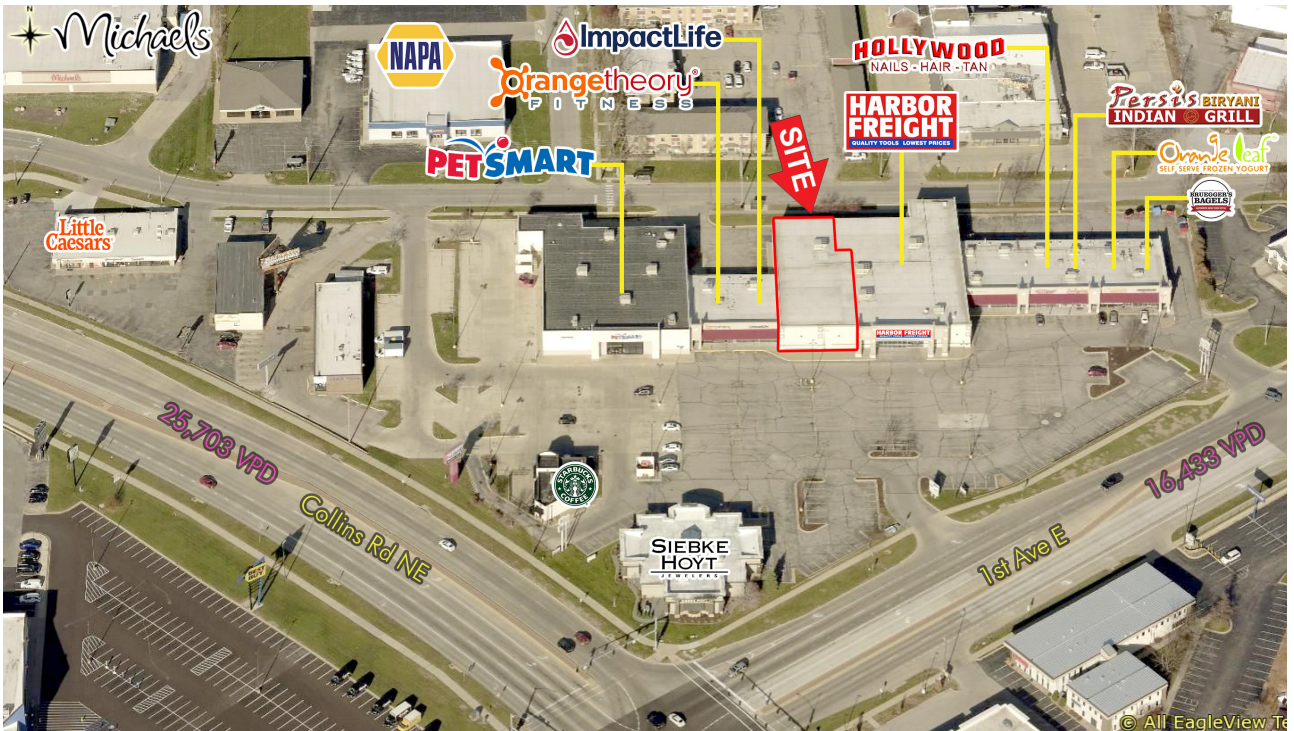


# 4840 1ST AVE NE SUBLEASE OPPORTUNITY

Cedar Rapids, Iowa



## OVERVIEW

Join PetSmart and the new Harbor Freight tools on the busiest retail corridor in Cedar Rapids! +/- 9,000 SF white-box delivery with strong visibility and presence to First Ave and Collins Rd. Occupancy Q2/Q3 2024. Ideal for retail/showroom

## DEMOGRAPHICS

ESRI 2025	3 mile	5 mile
Population	75,561	132,416
Avg. HH Income	\$100,735	\$101,724

## FEATURES

- Sublease from Harbor Freight Tools
- Superb visibility to Collins Rd (Hwy 100) and 1st Ave E
- In the heart of the premier Cedar Rapids retail mix
- White-box delivery condition
- \$23.00 PSF gross lease

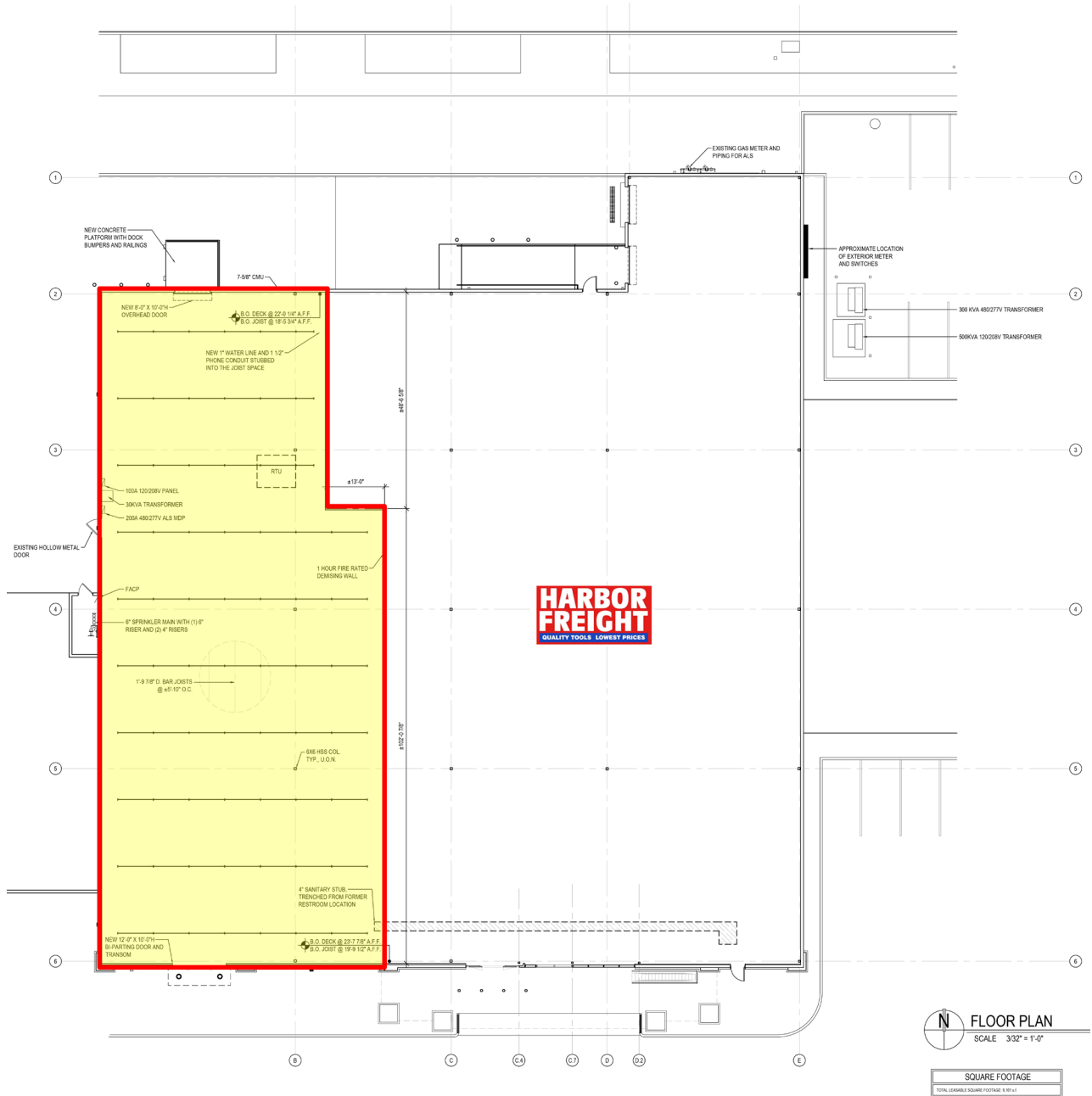
### FOR MORE INFORMATION:

Jeff Daniels | Cell: 515-556-5656  
Email: realsubmit@yahoo.com



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