



RETAIL SPACE AVAILABLE | MARKETPLACE ON 1ST

# FOR LEASE

4701 1<sup>ST</sup> AVE SE | CEDAR RAPIDS, IA 52402



**WSG**  
CRE

SKOGLMAN  
COMMERCIAL



# PROPERTY OVERVIEW

Constructed in 2006, Marketplace on 1st offers one available suite (1,423 SF) situated on a high-visibility corner positioned at one of Cedar Rapids’ most travelled intersections: Collins Road NE and 1st Avenue NE. The intersection carries over 44,000 vehicles per day, and is home to major shopping destinations including Lindale Mall, Collins Road Square, and offers proximity to freestanding Home Depot and Menards locations. Marketplace on 1st benefits from powerful national co-tenancy, including shadow anchors Dick’s Sporting Goods, Spare Time Entertainment, Boot Barn, Ulta Beauty and additional major retailers that consistently draw regional traffic. Marketplace on 1<sup>st</sup> caters to over 1.6 million annual visits (Placer.Ai).

The center is situated in a hub of retail activity and benefits greatly from surrounding residential densities beyond the intersection. With immediate access from two major thoroughfares and proximity to key lifestyle destinations, the site is positioned at the heart of Cedar Rapids’ daily activity and long-term commercial growth.

| Property Details |   |
|------------------|---|
| Address          | 4701 1 <sup>st</sup> Ave NE<br>Cedar Rapids, IA 52402           |
| Space Available  | 1,423 SF  |
| Year Built       | 2006  |
| County           | Linn  |
| Traffic Counts   | Collins Rd NE: 24,400 VPD<br>1 <sup>st</sup> Ave NE: 19,600 VPD |
| Parcel Number    | 14024-04002-00000   |
| Est. Op Ex       | \$6.10 PSF  |
| Lease Rate       | \$22.00 PSF / NNN   |





# PROPERTY PHOTOS - EXTERIOR





# PROPERTY PHOTOS - INTERIOR





# AERIAL MAP



Olive Garden  
Perkins AMERICAN FOOD CO.  
Applebee's

Chick-fil-A  
RED LOBSTER FRESH FISH - LIVE LOBSTER

SEVEN 7 BREW DRIVE THRU COFFEE

BEST BUY

GRANITE CITY BREWERY

KOHL'S  
OfficeMax  
FAMOUS footwear  
TJ-maxx  
OLD NAVY  
BARNES & NOBLE

Lindale Mall  
AMERICAN EAGLE  
Cheddar's SCRATCH KITCHEN  
CHIPOTLE MEXICAN GRILL  
HUHOT MONGOLIAN GRILL.  
Bath & Body Works  
Eddie Bauer  
VON MAUR

SITE

AmericInn BY WYNDHAM

1<sup>st</sup> Ave E

DICK'S SPORTING GOODS  
ULTA BEAUTY

Collins Rd SE

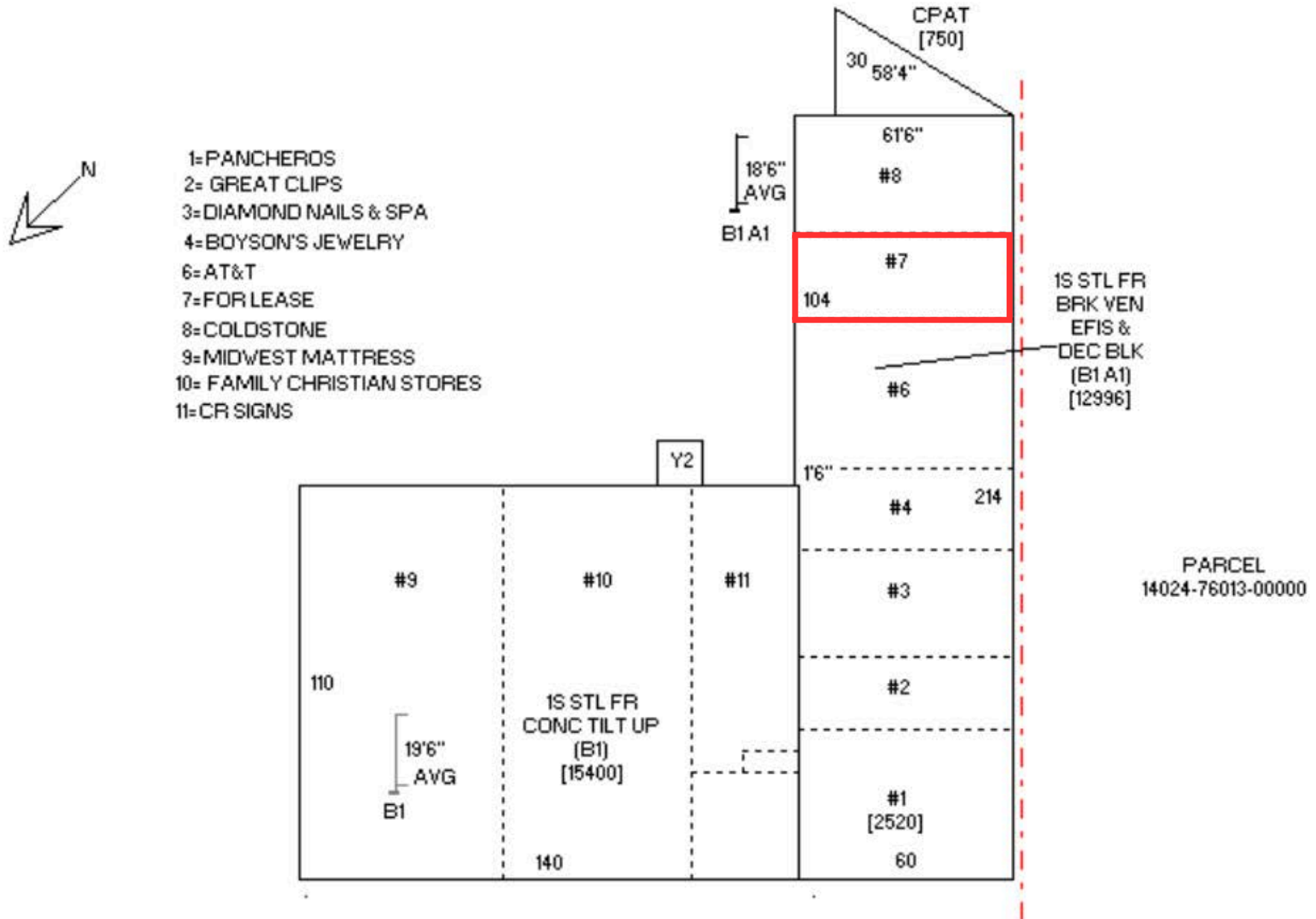
slumberland FURNITURE

THE HOME DEPOT

BOOT BARN La-Z-boy



# SITE PLAN





# CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

## Cedar Rapids MSA

|                         |         |
|-------------------------|---------|
| Population              | 276,520 |
| Jobs                    | 134,707 |
| Companies               | 8,462   |
| Counties                | 3       |
| Cities                  | 86      |
| School Districts        | 18      |
| Colleges & Universities | 6       |

## Top Employers

|                        |       |
|------------------------|-------|
| Collins Aerospace      | 9,400 |
| TransAmerica           | 3,800 |
| Unity Point Health     | 2,979 |
| Cedar Rapids Community | 2,879 |
| Nordstrom Direct       | 2,150 |



# DEMOGRAPHICS

|  |  | 1 mile   | 3 miles  | 5 miles   |
|--|--|----------|----------|-----------|
|  | Daytime Population   | 16,354   | 72,633   | 152,210   |
|  | 2025 Population  | 6,345    | 76,574   | 135,939   |
|  | Annual Population Growth Rate  | 0.2%     | 0.1%     | 0.2%      |
|  | 2025 Median Age  | 41.0     | 38.3     | 39.0      |
|  | 2025 Total Households  | 3,372    | 33,080   | 57,998    |
|  | Annual Household Growth Rate   | 0.4%     | 0.3%     | 0.4%      |
|  | 2025 Average Household Income  | \$79,449 | \$98,931 | \$100,624 |
|  | Daily Traffic Count: Collins Rd NE: 23,100 VPD; 1 <sup>st</sup> Ave E: 19,600VPD |          |          |           |





# CONTACTS



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