

COMMERCIAL LOTS

1450

N CENTER POINT RD
HIAWATHA, IA 52233

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PROPERTY HIGHLIGHTS

LOT 1: \$5.50/SF | 1.67 ACRES

LOT 3: \$14/SF | 0.99 ACRES

**Lot sizes and location are conceptual*

- Highly visible location on N Center Point Rd, with significant traffic flow
- Proximity to I-380, major highways, and the Cedar Rapids metro
- Land is flat and ready for immediate development
- Utilities available: city water, sewer, electricity
- Ideal for multi-tenant services, retail, professional office, etc.
- Nearby businesses include: Stillwater Coffee Company, Ketelsen RV, Fisher Group, Culver's, Tomaso's Pizza, First Federal Credit Union, UnityPoint, and McGrath Auto

TRAFFIC COUNTS

N CENTER POINT RD **14,400 VPD**

I-380 **41,270 VPD**

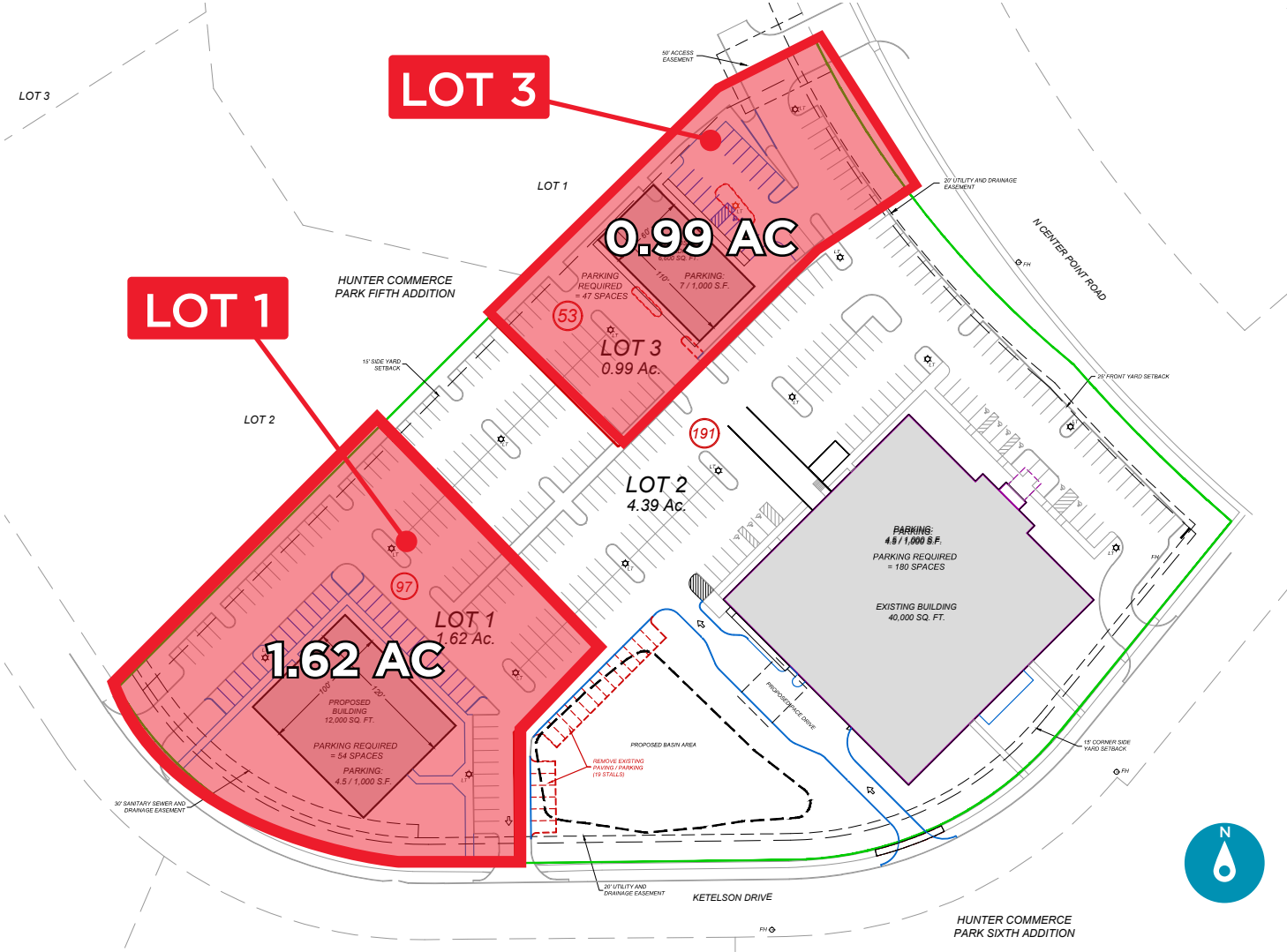


NEIGHBORHOOD DEMOGRAPHICS



1 Mile	2,343	\$100,975	5,438
3 Miles	39,094	\$111,992	26,193
5 Miles	91,285	\$100,944	53,733

SITE PLAN



A DRIVING WORKFORCE

AERIAL



HUNTER
Companies

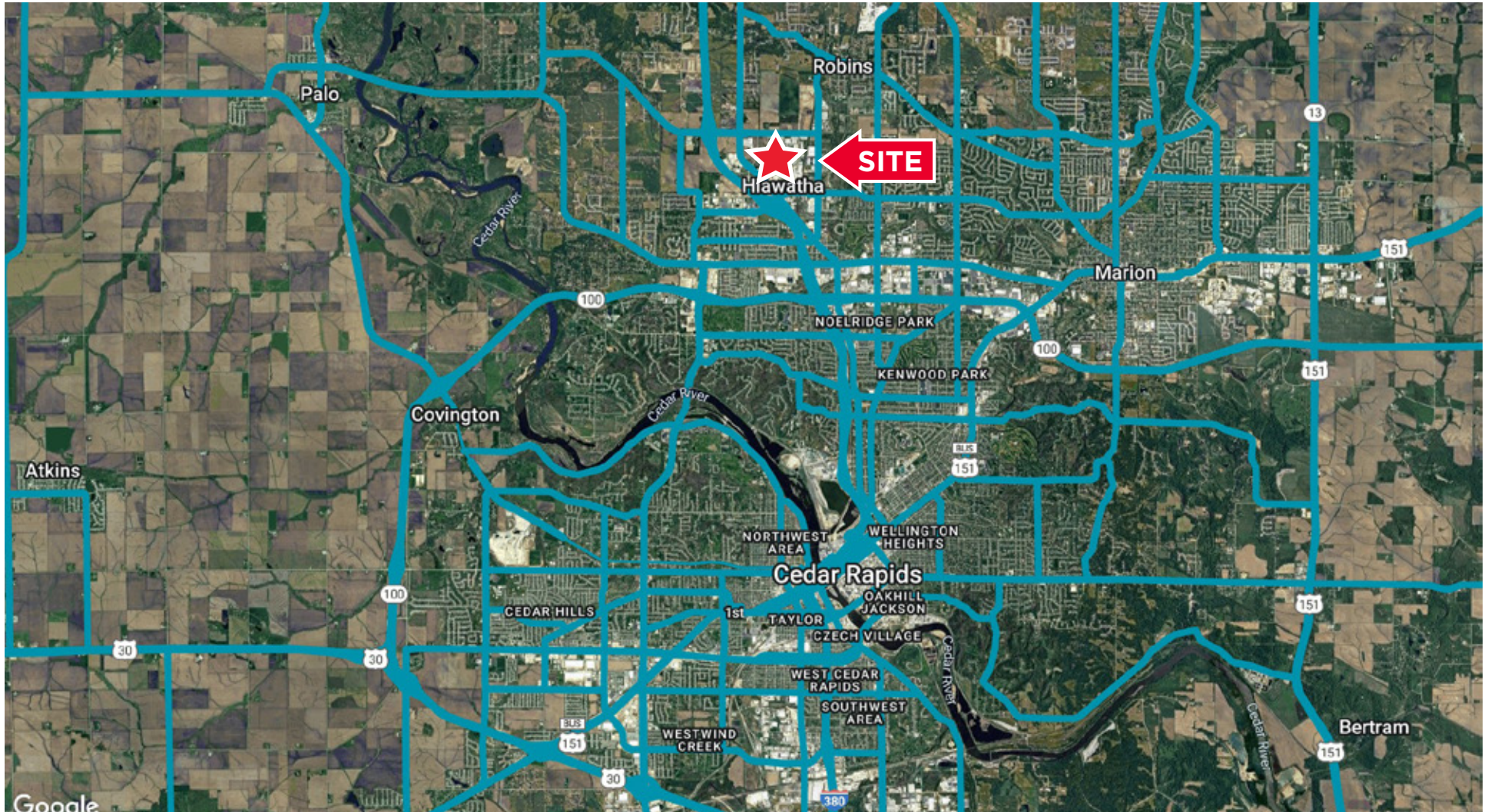


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A GROWING CORRIDOR

MAJOR ROADS AERIAL



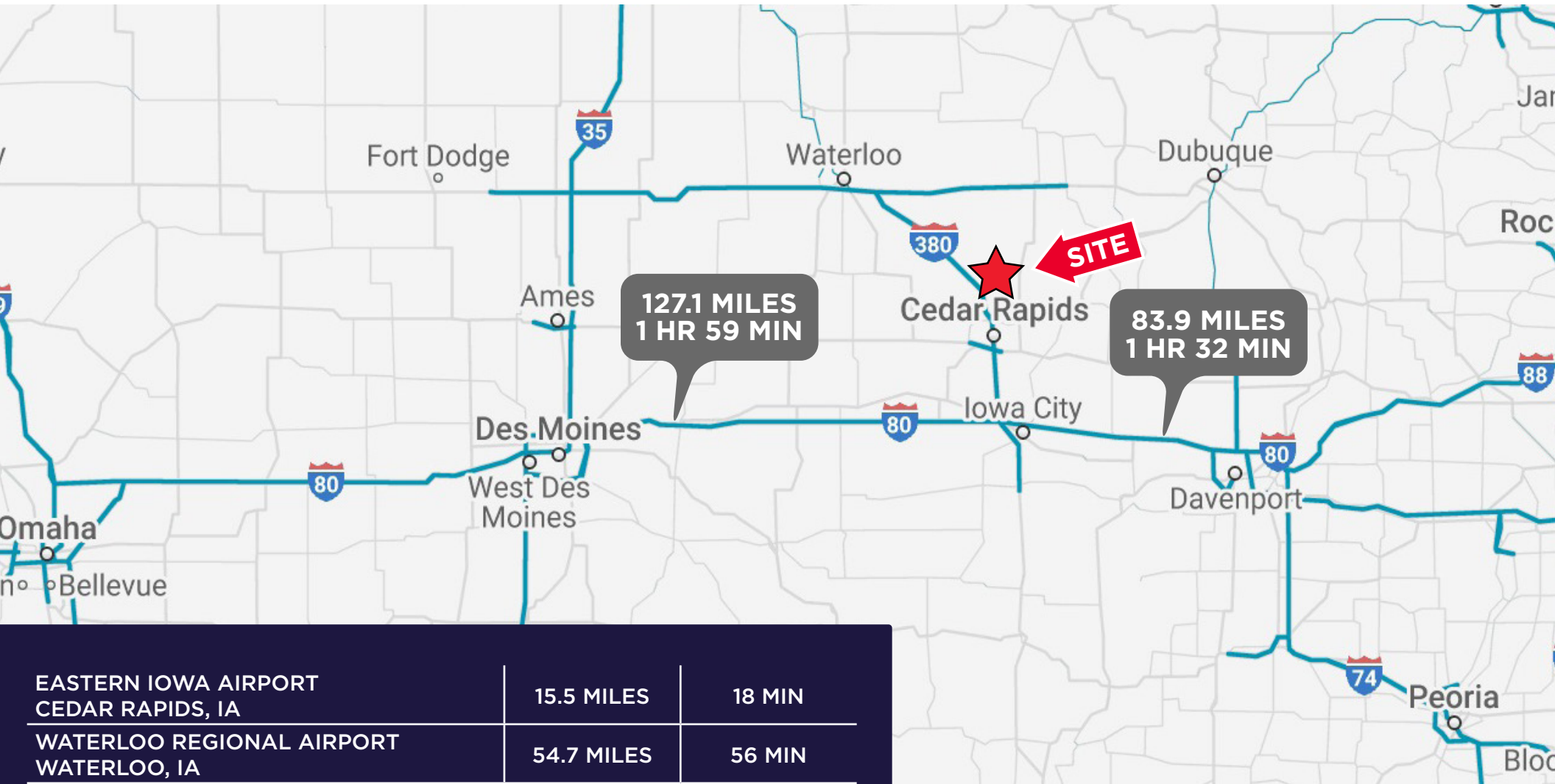
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A CENTRAL LOCATION

1450 N CENTER POINT RD | HIAWATHA, IA

EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT
CEDAR RAPIDS, IA

15.5 MILES

18 MIN

WATERLOO REGIONAL AIRPORT
WATERLOO, IA

54.7 MILES

56 MIN

QUAD CITIES INTERNATIONAL AIRPORT
MOLINE, IL

96.3 MILES

1 HR 26 MIN

DES MOINES INTERNATIONAL AIRPORT
DES MOINES, IA

126.1 MILES

2 HR 5 MIN



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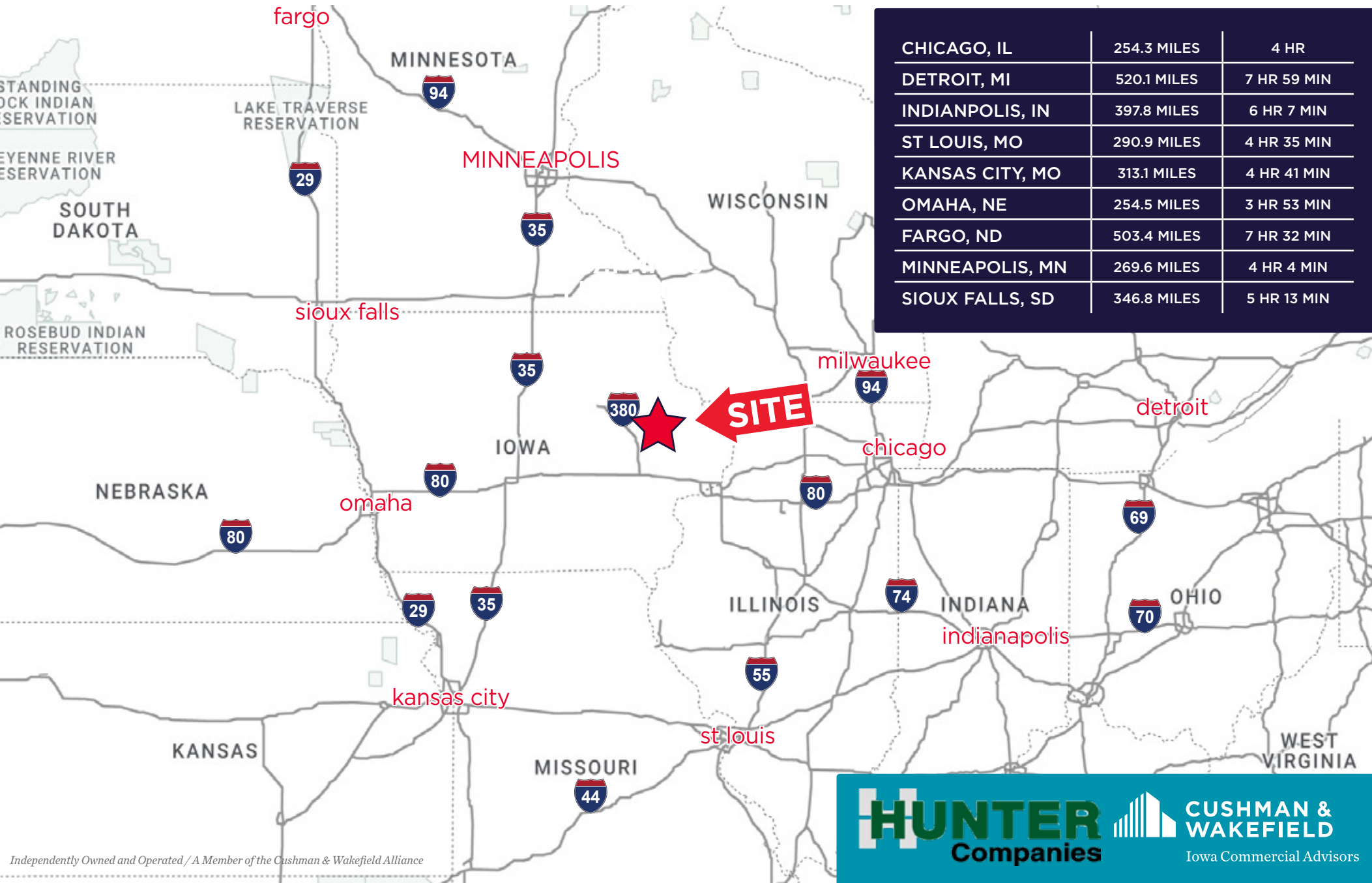
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A CENTRAL LOCATION



1450 N CENTER POINT RD | HIAWATHA, IA

MIDWEST INTERSTATE MAP



HUNTER
Companies



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ICR IOWA

Hiawatha 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 County

487,106
POPULATION

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

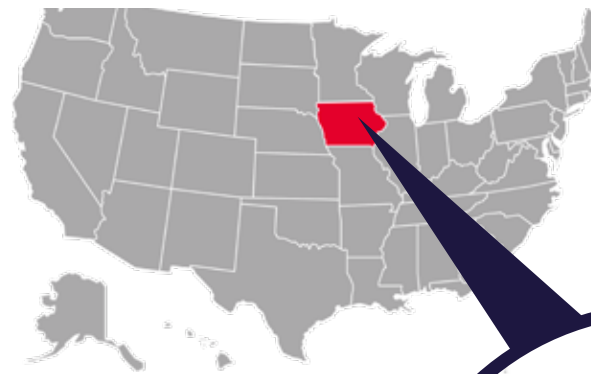
36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



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



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