



COMMERCIAL BUILDING / LOT

FOR SALE

1945 42ND STREET NE | CEDAR RAPIDS, IA



WSG
CRE

SKOGLMAN
COMMERCIAL



PROPERTY OVERVIEW

High-impact location with exceptional visibility and strategic positioning just off I-380 at 42nd Street, near Kennedy High School. The existing 1970-built structure is currently operated as a car dealership but offers flexible repurposing potential for a variety of uses, including retail, office, or service-oriented businesses and could be adapted for drive thru. Ideally located between two signalized intersections, the site has great access and maximum exposure along the interstate. Adjacent to a nature trail with direct trailhead access, the property attracts significant biker and pedestrian traffic. A large pylon sign provides prominent branding opportunities.



Property Details

Address	1945 42 nd Street NE, Cedar Rapids, IA 52402
Building Size	1,980 SF
Year Built	1970
Lot Size	1.02 Acres
County	Linn
Parcel #	14091-27002-00000 (0.74 Acres) 14091-27017-00000 (0.16 Acres) 14091-27018-00000 (0.12 Acres)
Zoning	Traditional Mixed Use Center
Property Taxes	\$8,124.00
Offering Price	\$998,000

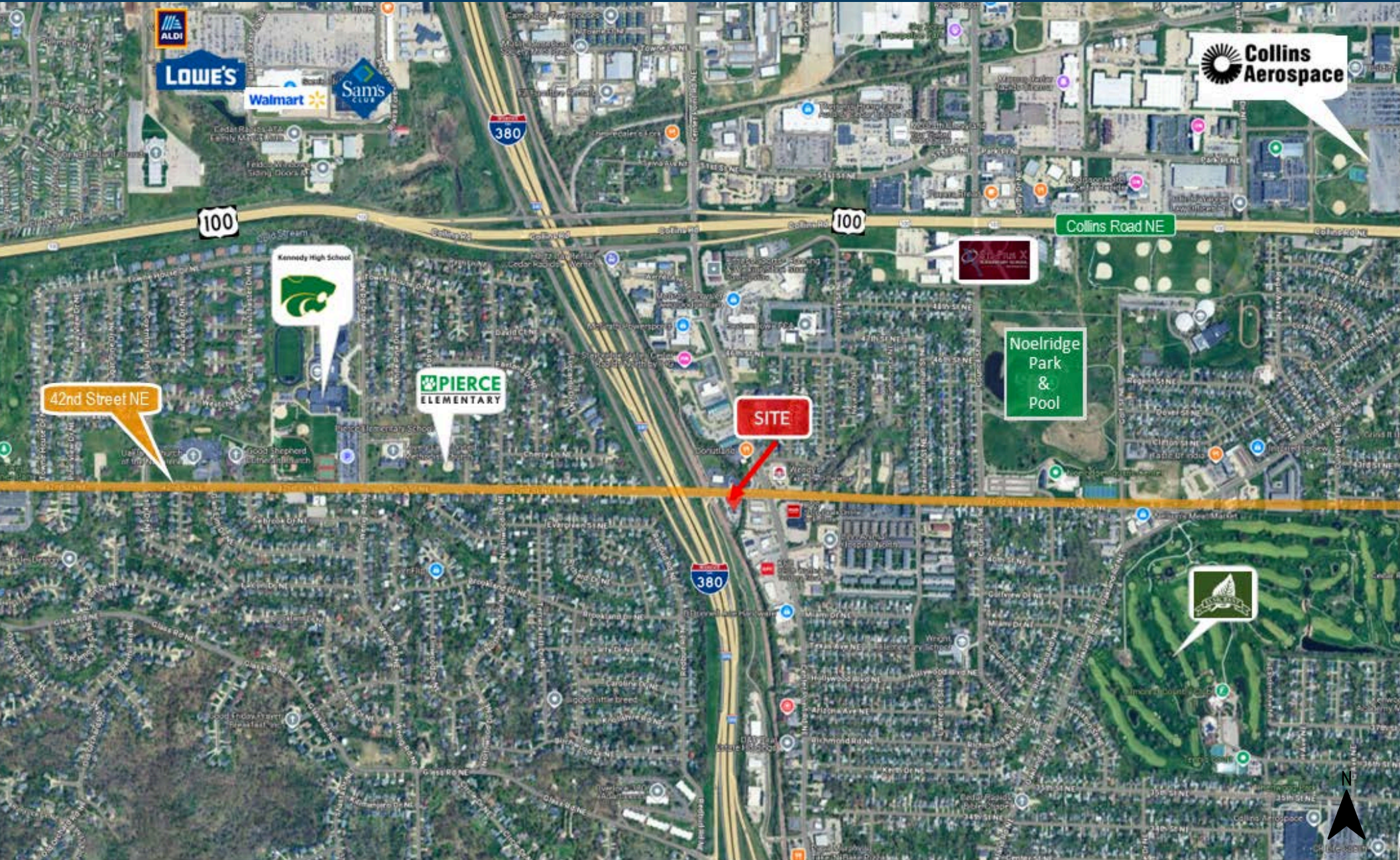




AERIAL MAP

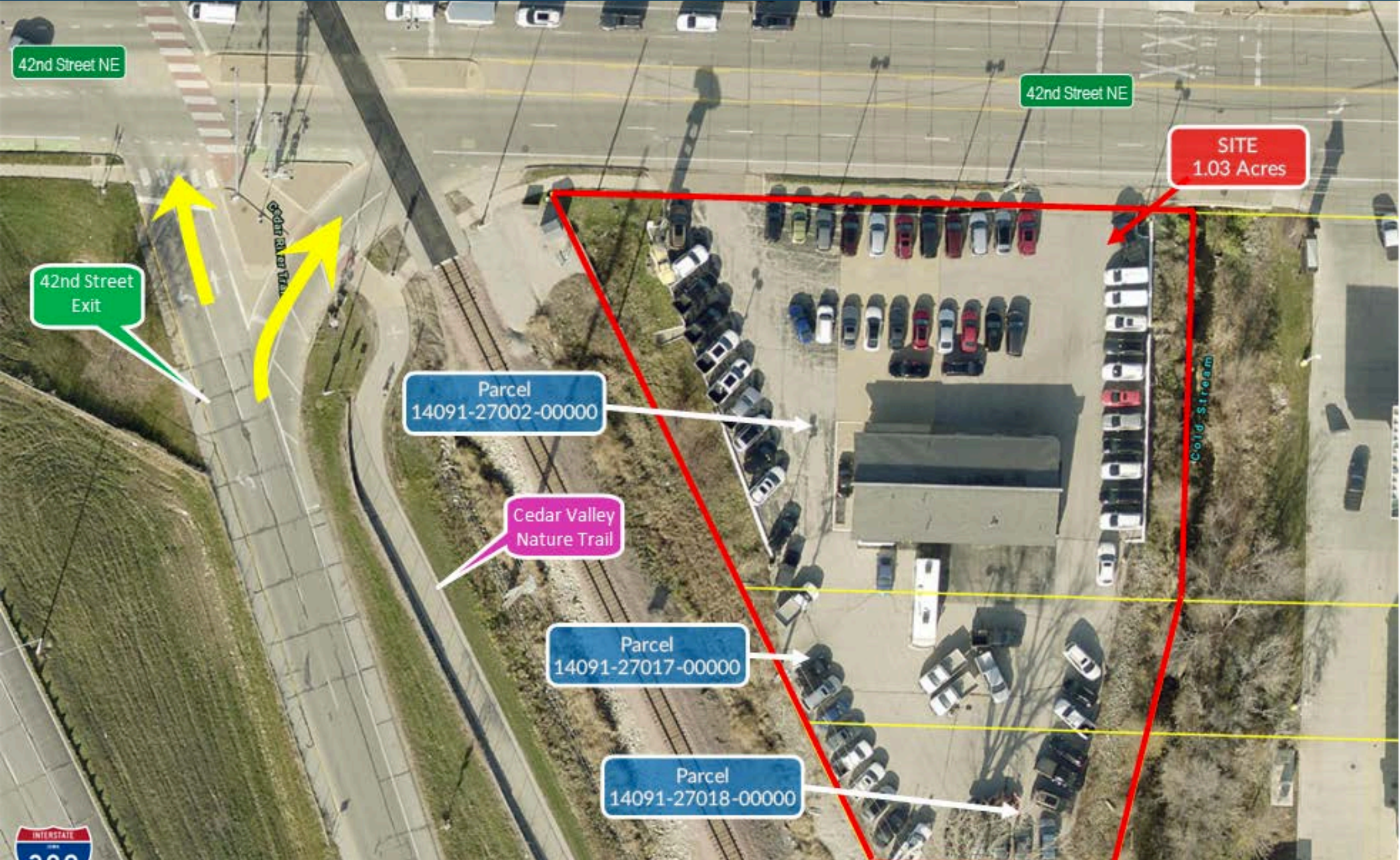


AERIAL MAP





PARCEL MAP



SITE
1.03 Acres

Parcel
14091-27002-00000

Cedar Valley
Nature Trail

Parcel
14091-27017-00000

Parcel
14091-27018-00000

42nd Street NE

42nd Street NE

42nd Street
Exit





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. 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





EASTERN IOWA AIRPORT NON-STOP FLIGHTS



Location	Carrier
Atlanta (ATL)	Delta
Charlotte (CLT)	American Airlines
Chicago (ORD)	American Airlines / United Express
Dallas (DFW)	American Airlines
Denver (DEN)	Frontier Airlines / United Express
Detroit (DTW)	Delta
Las Vegas (LAS)	Allegiant
Los Angeles (LAX)*	Allegiant
Minneapolis (MSP)	Delta
Nashville (BNA)	Allegiant
Orlando/Sanford (SFB)	Allegiant
Orlando International (MCO)	Allegiant
Phoenix/Mesa (AZA)	Allegiant
Punta Gorda/Ft. Myers (PGD)	Allegiant
Sarasota (SRQ)	Allegiant
Tampa/St. Petersburg (PIE)	Allegiant





DEMOGRAPHICS & MAJOR EMPLOYERS

		1 mile	3 miles	5 miles
	Daytime Population	5,564	65,412	102,618
	2025 Population	8,294	71,150	150,930
	Annual Population Growth Rate	-0.10%	0.14%	0.15%
	2025 Median Age	36.4	38.3	39.0
	2025 Total Households	3,771	31,262	64,194
	Annual Household Growth Rate	0.11%	0.32%	0.31%
	2025 Average Household Income	86,671	\$96,924	\$99,084
	Daily Traffic Count: 10,000 VPD			

Cedar Rapids Major Employers



CONTACTS



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