



PRICE REDUCED

FOR SALE

2100 1ST AVENUE NE | CEDAR RAPIDS, IA 52402



WSG
CRE

SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	2100 1 st Avenue NE Cedar Rapids, IA 52402
County	Linn County
Parcel #	14154-05005-00000
Building Size	7,168 SF
Year Built	1975
Lot Size	1.181 Acres
Legal Description	A.P. #198 Lots 11, 12 & STR/LB 13
Zoning	Residential
Property Taxes	Tax Exempt
Operating Income	\$60,000
CAP Rate	8.63%
New Price	\$899,000 — \$695,000

This highly visible and well-maintained commercial property at a signalized intersection of 1st Avenue NE and Cottage Grove—seeing over 26,400 vehicles per day—offers a unique opportunity for churches, event venue operators, or community-focused organizations seeking a prime owner-user location. Currently fully leased to a single tenant, the property provides short-term investment income with the flexibility to convert to owner-occupancy. Ideally configured for assembly use, the building features excellent signage at a signalized intersection and ample off-street parking. Please note: any transition in tenancy is contingent upon securing a suitable relocation property for the current occupant.

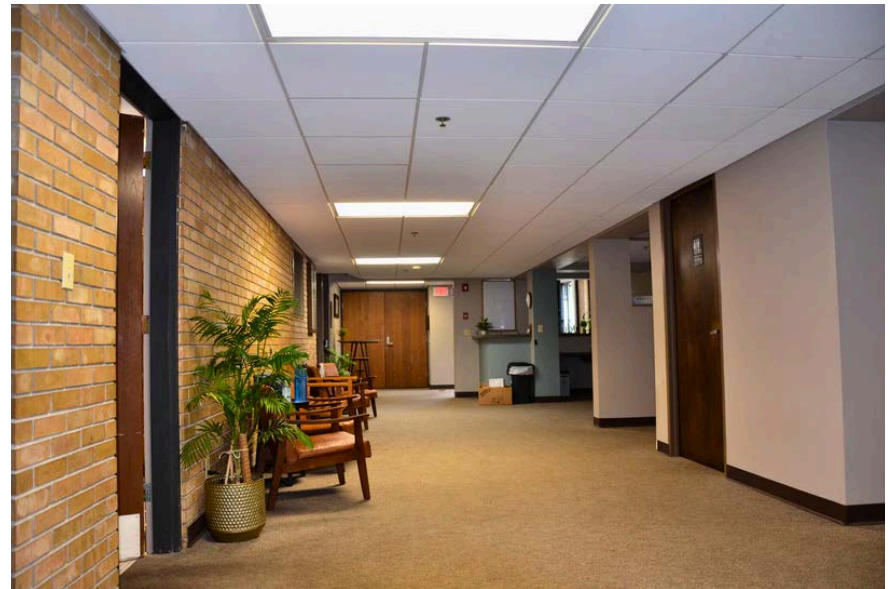


PROPERTY PHOTOS – EXTERIOR





PROPERTY PHOTOS – INTERIOR



PARCEL MAP





AERIAL MAP



CR Pediatric Dentistry
Sarah Swenson, DDS
Teresa Geneser, DMD

BENJAMIN FRANKLIN MIDDLE SCHOOL

SITE

REALTY87

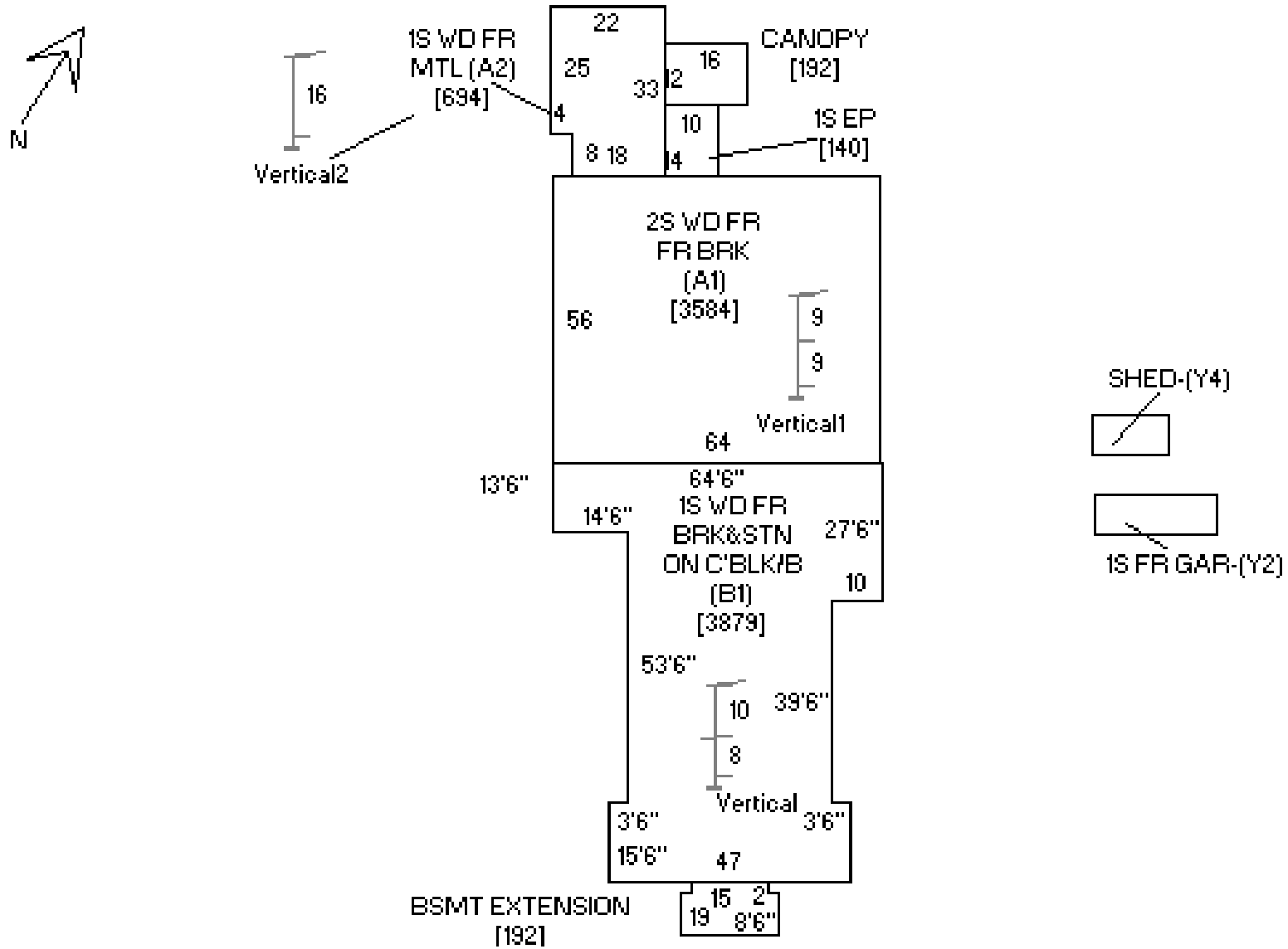
State Farm

BRADLEY & RILEY PC
ATTORNEYS AND COUNSELORS

Cottage Grove PLACE



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. 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	4,070	59,872	111,435
	2025 Population	12,634	64,912	150,036
	Annual Population Growth Rate	-0.22%	0.09%	0.14%
	2025 Median Age	38.2	38.1	38.6
	2025 Total Households	5,569	28,753	64,109
	Annual Household Growth Rate	-0.02%	0.27%	0.31%
	2025 Average Household Income	\$97,662	\$86,010	\$95,071
	Daily Traffic Count: 26,600 VPD			

Cedar Rapids Major Employers





CONTACTS



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