



RETAIL SPACE
FOR LEASE



Commercial
Lease
Calculator

FOR LEASE

3611 1st Avenue SE, Cedar Rapids, Iowa

Town & Country Shopping Center is a Fareway Grocery and Dollar Tree anchored center with a walkable design concept on heavily traveled 1st Avenue in southeast Cedar Rapids. Town & Country benefits from its close proximity to the Collins Road/1st Avenue retail hub, downtown Cedar Rapids, New Bohemia (NewBo) Main Street District, and I-380 north and south ramps. Multiple sizes and configurations are available for lease.



REALTOR®

For more information on this property
contact one of our listing agents

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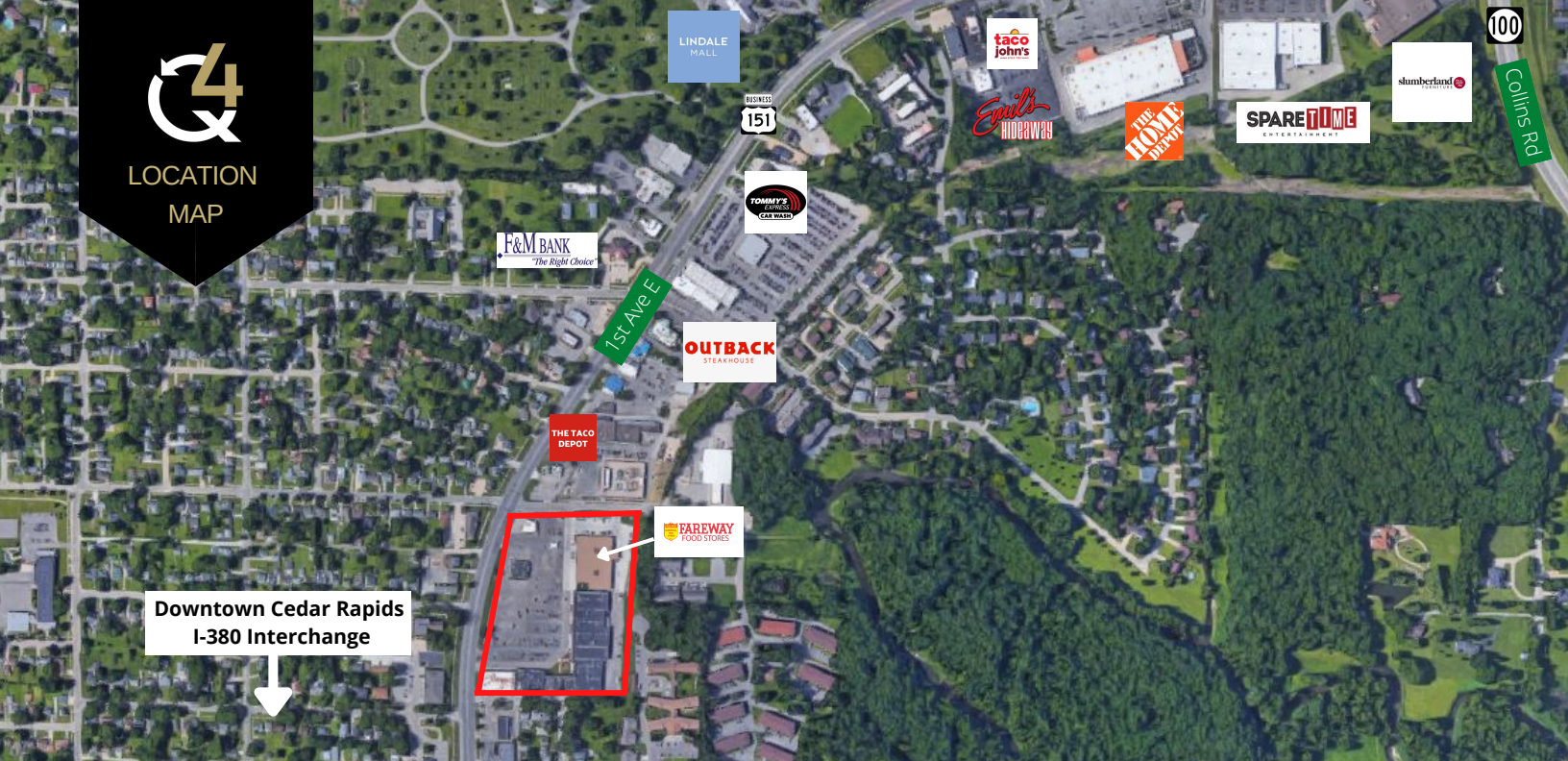
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Q4realestate.com



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DETAILS

11 1st Avenue SE, Cedar Rapids, Iowa

Square footage: 589-7,374 SF
Shopping Center: 76,151 SF
Lease rate: \$10.50 SF
Est. Pass Throughs: \$4.90 PSF
Zoning: C-2
Year Built: 1956

Located on 1st Avenue between 36th Street Drive SE and 38th Street Drive SE in Cedar Rapids, IA.

Traffic counts in excess of 25,000 vehicles daily.

Fareway Grocery, Bandana's BBQ, Hobby Town,
Dollar Tree, First Turn Games, Heat Yoga, Aaron's,
Plato's Closet, Siamville Thai Cuisine, Godfather's
Pizza, Play It Again Sports, Vino's Ristorante, The
Den Hair & Beard Parlor, Rak City, Elite Edge,
Miracle Eyebrow, and more



ADDITIONAL INFORMATION

With its walkable design concept, diverse range of square footage in space, and affordable pricing structure, Town & Country offers options that appeal to a wide range of business structures, from small business owner to first-time lessee, to corporate business or franchisee or chain store.

Town & Country is located on 1st Avenue, a prominent and heavily travelled roadway in the Cedar Rapids Metro. Benefits of being located on 1st Avenue include high visibility with more than 25,000 vehicles travelling past the site daily, connectivity through all quadrants of Cedar Rapids as well as all of the surrounding communities and the downtown district. 1st Avenue also provides easy access to the I-380 north and south ramps and other main roads, and shopping, dining, entertainment venues in the Cedar Rapids Metro.

Cedar Rapids is the 2nd largest city in Iowa and is located in Linn County. It boasts several large company headquarters including Collins Aerospace, CRST, United Fire Group, and TransAmerica. Due to low unemployment, affordable housing and a strong job growth, Cedar Rapids is one of the healthiest economies in the country. Cedar Rapids job growth has increased by 2.6% in the past 10 years. Future job growth is predicted at 25.1%.

Census:	1 mile	3 mile	5 mile
Population	8,066	80,367	149,681
Households	4,015	34,030	62,948
Families	1,963	19,445	37,770
Median Age	39.5	38.2	39.0

Income:			
Median HH Income	\$51,967	\$62,129	\$64,456
Average HH Income	\$69,800	\$86,565	\$89,429

Education:			
Some College	23.4%	19%	18.7%
Bachelor's Degree	24.1%	28.2%	26.3%
Graduate/Prof Degree	10.3%	10.8%	10.9%

Employment:			
White Collar	65.8%	66.5%	65.2%
Blue Collar	18.2%	19.7%	21.0%
Services	16.0%	13.8%	13.9%

