



RETAIL/OFFICE
SPACE
FOR LEASE



FOR LEASE

5500 Fountains Drive NE, Suite 108, Cedar Rapids, Iowa

Prime first generation retail/office space For Lease on the first floor of The Fountains' newest construction, The Accel Building. The Fountains is a highly visible 19.3 acre mixed-use work/play development featuring 40,500 square feet of retail and 200,000 square feet of office. A wide variety of amenities exist in and nearby the development including fast food, casual and sit-down restaurants, spas, salons, fitness studios, and Hy-Vee Grocery. Great location off Edgewood Road NE and Blairs Ferry Road, less than one mile off Highway 100/Collins Road extension and I-380 Interchange.



REALTOR®

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

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LOCATION MAP



DETAILS

5500 Fountains Drive NE, Suite 108, Cedar Rapids, Iowa

DETAILS

Suite 108 Available:	2,343 SF
Lease Rate:	\$14.95 PSF NNN
TI Allowance:	\$10.00 PSF
Est. Pass Throughs:	\$7.70 PSF
Other Information:	Base rate is subject to annual increases Door to suite will be installed by landlord

LOCATION

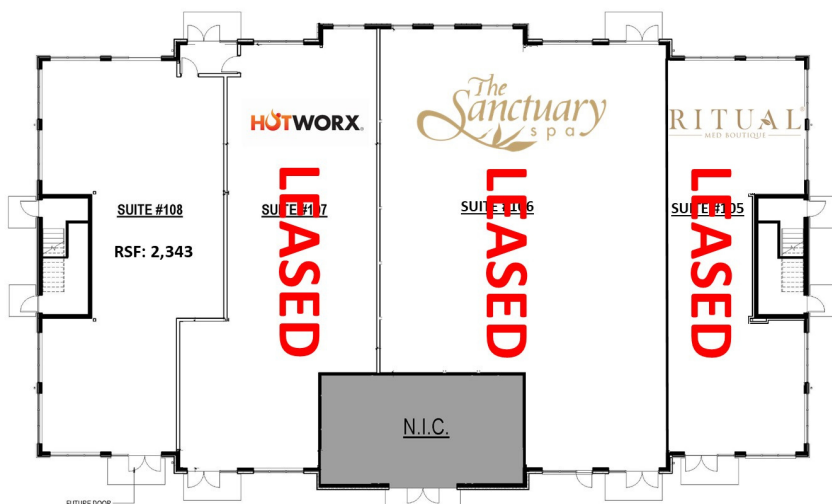
Located in The Fountains on the corner of Edgewood Road NE and Blairs Ferry Road less than one-mile from Highway 100 / Collins Road extension

SURROUNDING BUSINESS

Hy-Vee, McDonald's, Zeplins, HOTWORX, Jimmy John's, MAC XPRESS, The Sanctuary Spa, Accel Group, Jersey Mike's, Villa's Patio, Casey's, Kwik Star, Fleet Farm, Mister Car Wash, Starbucks, T-Mobile, and more

TRAFFIC COUNT

Traffic counts in the area exceed 35,000 vehicles daily



1ST LEVEL PLAN

ADDITIONAL INFORMATION

The Fountains is conveniently located on the corner of Edgewood Road NE and Blairs Ferry Road off Highway 100/Collins Road extension, with high visibility, easy access to I-380, and heavily trafficked roads. Anchored by an active Hy-Vee Grocery Store, this development will be a leading contender for local, regional and national companies looking to locate in the Cedar Rapids Market.

The Fountains benefits from a high daytime population, a large number of households and traffic counts in excess of 35,300 on Edgewood Road NE.

Cedar Rapids is the 2nd largest city in Iowa and is located in Linn County. It boasts several large company headquarters including Collins Aerospace, United Fire Group, CRST 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	7,349	44,999	116,809
Households	3,085	19,122	48,326
Families	2,054	11,690	28,699
Median Age	42	38.8	38.8

Income:			
Median HH Income	\$64,113	\$63,737	\$59,633
Average HH Income	\$87,764	\$86,072	\$79,959

Education:			
Some College	31%	31%	33%
Bachelor's Degree	28.1%	29.6%	25.9%
Graduate/Prof Degree	9%	12.4%	10.6%

Employment:			
White Collar	67.9%	68.4%	65.7%
Blue Collar	18.7%	18.2%	21.0%
Services	13.4%	13.4%	13.3%

SURROUNDING BUSINESSES



* 2026 Traffic Volumes