



COMMERCIAL LOTS
FOR SALE

3990 Blairs Ferry Road, Lot 3 Parcel A, Lot 4 and Lot 5, Hiawatha, IA

Pecks Landing, a master planned 18-acre retail power center offers commercial lots For Sale with ability to combine lots and build-to-suit options. Highly visible on the major lighted intersection of Edgewood Road and Blairs Ferry Road where traffic counts exceed 35,000 vehicles daily, Pecks Landing is near the northeast quadrant of Cedar Rapids which has the highest household income in the metro area and is characterized as a rapidly expanding residential and commercial sub-market. A 200,000 square foot Fleet Farm store and active Hy-Vee Grocery Store in neighboring developments combined with excellent demographics creates a prime opportunity for commercial land purchase. Location provides easy access to I-380 and Hwy 100/Collins Road extension.



REALTOR®

For more information on this property
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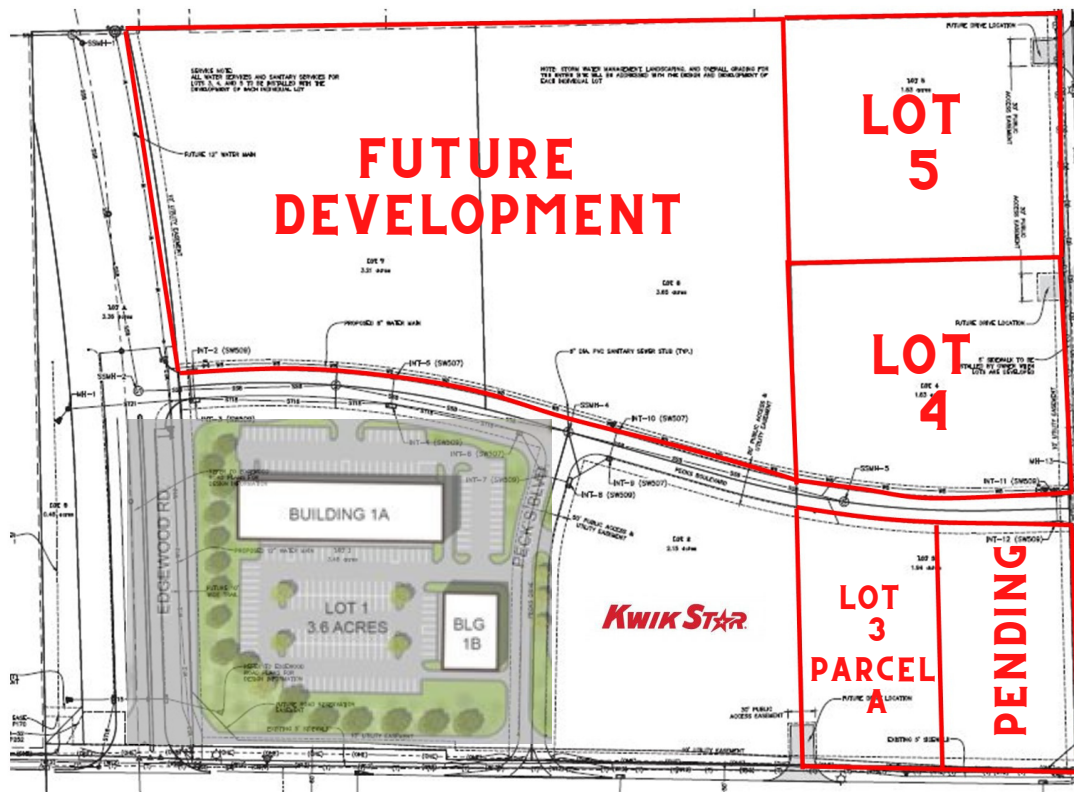
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SITE
MAP



DETAILS

3990 Blairs Ferry Road, Lot 3 Parcel A, Lot 4 and Lot 5, Hiawatha, IA

Lot #	Acres	Square Feet (SF)	Price/SF	Total Lot Price
3 Parcel A	0.99	43,124.40	\$19.48	\$840,000.00
4	1.83	79,714.80	\$11.99	\$955,600.00
5	1.83	79,714.80	\$10.00	\$797,140.00
4&5 Combined	3.66	159,429.60	\$10.99	\$1,752,740.00

LOCATION

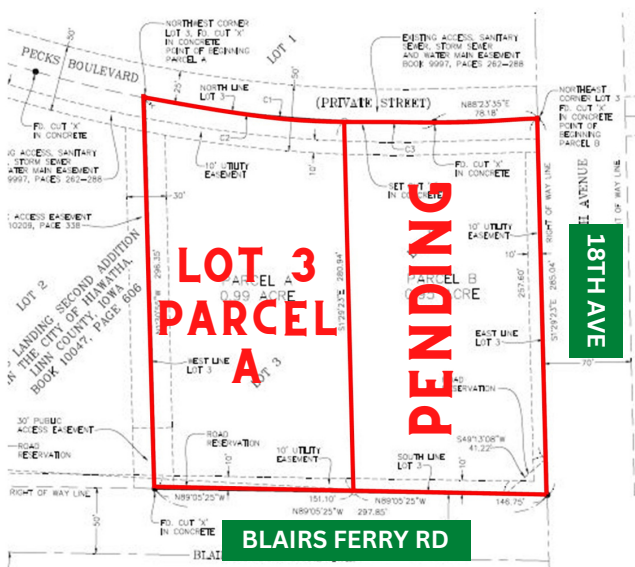
Located on the high traffic corner of Edgewood Road NE and Blairs Ferry Road, in close proximity to Highway 100/Collins Road Extension and I-380

TRAFFIC COUNT

Traffic counts exceed 35,000 vehicles daily on Edgewood Road NE

SURROUNDING BUSINESS

Walmart, Sam's Club, Lowe's, Fleet Farm and Gas Mart, Hy-Vee, Dupaco, Unity Point Health, MercyCare, The Sanctuary Spa, Ritual Med Spa, Nations Financial, Arthur Gallagher, X-Golf, Mister Car Wash, Starbucks, Dunkin' Donuts, McDonald's, Casey's, Accel Group, Kwik Star, Jimmy John's, Jersey Mike's, Hilton Garden Inn, HotWorx, Randy Kuehl Honda, T-Mobile, Villa's Patio, Zeppelins, and more



ADDITIONAL INFORMATION

Pecks Landing is located on the high visibility intersection of Edgewood Road NE and Blairs Ferry Road with easy access to Highway 100/Collins Road extension, I-380 on and off ramps, and other major roadways. This 18-acre retail power center has a premiere location across from the northeast quadrant of Cedar Rapids having the highest household income in the metro area and is characterized as a rapidly expanding residential and commercial sub-market.

Just a few of the benefits captured by Pecks Landing include a high daytime population, a large number of households in the area, two retail and office parks located on the adjacent intersections, a 200,000 square foot Fleet Farm store, active Hy-Vee Grocery Store and traffic counts in excess of 35,300.

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	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

