RETAIL/REDEVELOPMENT
FOR SALE



AVAILABLE

3220 Wiley Blvd SW, Cedar Rapids, Iowa

Unlock the potential of this expansive property poised for retail or a dynamic redevelopment in southwest Cedar Rapids. Situated within a thriving retail district just off the bustling Edgewood Road, this spacious site offers many attractive amenities including encompassing windows infusing natural light, a commanding pylon sign, two 12x12 overhead doors, vast off-street parking lot, ample green space and a well-lit yard. Inside, discover a versatile warehouse service area with open showroom and offices, tailored to diverse business needs. Surrounded by retail giants including Target, Walmart Supercenter, Kohl's, and Menards, this property enjoys a strategic advantage in an active commercial hub adjacent to Westdale Town Center. Effortless connectivity to Highway 151, Highway 30, and I-380 further enhances its appeal.

REALTOR®

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

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DETAILS

3220 Wiley Blvd SW, Cedar Rapids, Iowa

DETAILS

Total Building Size:	6,856 SF
Sale Price:	$2,100,000.00
Possession:	Immediately
Zoning:	S-MU Regional Center
Acres:	3.69
Additional Features:	Year Built: 2005 Expansive paved on-site parking Lighted Yard



LOCATION

Located on the intersection of Wiley Blvd SW and 33rd Avenue SW across from the Walmart Supercenter

TRAFFIC COUNT

Traffic counts exceed 10,000 vehicles per day on 33rd Avenue SW

SURROUNDING BUSINESSES AND OTHER AMENITIES

Walmart Supercenter, Target, Menards, Kohl's, Discount Tire, U-Haul Moving & Storage, Burlington, PetSmart, Tommy's Express Car Wash, Chick-fil-A, Boulder Tapi House, Ross, JCPenney, Home2 Suites and Truby Hilton, First Federal Credit Union, Elevate Salon & Spa, Buff City Soap, Scooter's, Kwik Star, Pizza Ranch, Metro Harley-Davidson, Culver's, IHOP, UnityPoint Clinic, Starbucks, Texas Roadhouse, Carlos O'Kelly's, Applebee's, Panera Bread, Wendy's, MercyCare Urgent Care, Caribou Coffee, Casey's, Murphy USA, iGym, Farmers State Bank, and much more

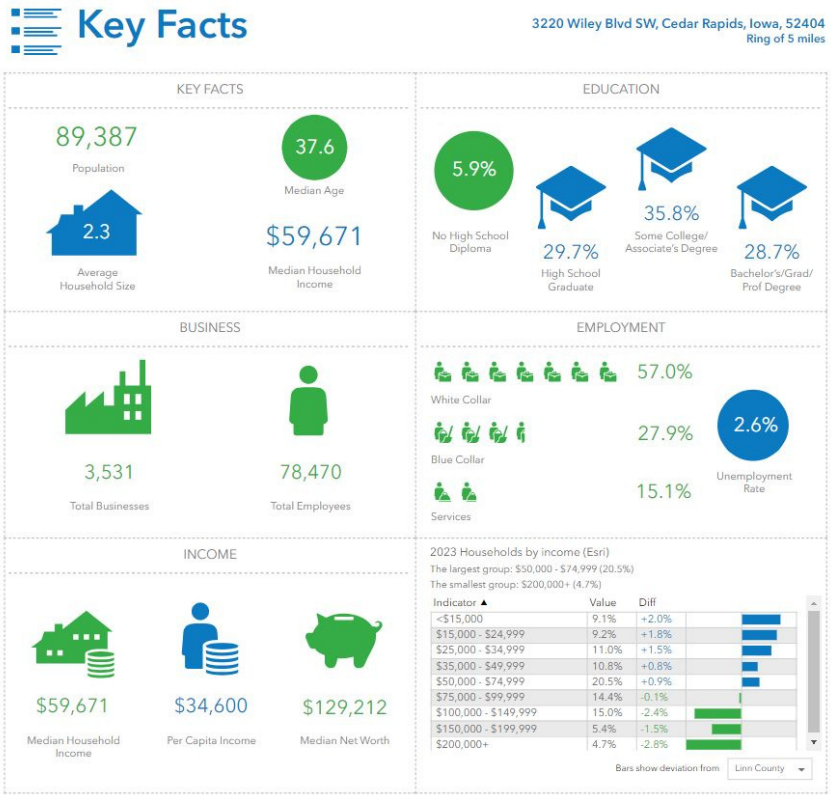
ADDITIONAL INFORMATION

Welcome to the vibrant southwest side of Cedar Rapids, Iowa where community, commerce and convenience combine to create an environment ripe for success.

Characterized by a diverse and welcoming community offering a well-rounded blend of suburban tranquility and urban vibrancy where residents enjoy an array of amenities that cater to every lifestyle. This premier destination in the southwest quadrant offers a curated mix of retail store fronts, entertainment options, and culinary delights, creating a lively and engaging atmosphere for both locals and visitors.

The southwest quadrant boasts a thriving business community, supported by a strategic location and forward-thinking policies that fuel growth and development. It's a dynamic hub where commerce thrives. With the redevelopment of Westdale Mall into Westdale Town Center, the southwest quadrant has experienced unprecedented growth and development. Ongoing initiatives and strategic planning ensure the southwest quadrant evolves into a dynamic and modern community, setting the stage for a prosperous future.

The southwest quadrant provides easy access to major roadways, including Highways 30 and 151, and the Eastern Iowa Airport ensuring efficient travel and logistics. Proximity to I-380 and I-80 amplifies connectivity, making it a strategic location for businesses and residents alike. With affordable housing options, top-tier educational facilities, and healthcare services throughout Cedar Rapids, the southwest quadrant offers an unparalleled environment for residents to live, work, and thrive.



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%.

