

For Lease

## Retail

3,000 SF | \$12/SF month NNN



## 3905 Center Point Rd NE

Cedar Rapids, Iowa 52402

### Property Highlights

- NEW Construction Building
- Easy Access to I-380
- Pole Signage

### Property Description

New 3,000 SF of retail or office space on Center Point Road. The space features a new brick facade, large commercial windows and tall ceilings. Landlord will consider amortizing tenant buildout over the term of the lease.

#### OFFERING SUMMARY

Available SF	3,000 SF
Lease Rate	\$12.00 SF/yr (NNN)
Lot Size	0.44 Acres
Building Size	3,000 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,228	\$62,262
3 Miles	68,833	\$61,715
5 Miles	145,047	\$66,395

For more information

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For Lease

# Retail Property

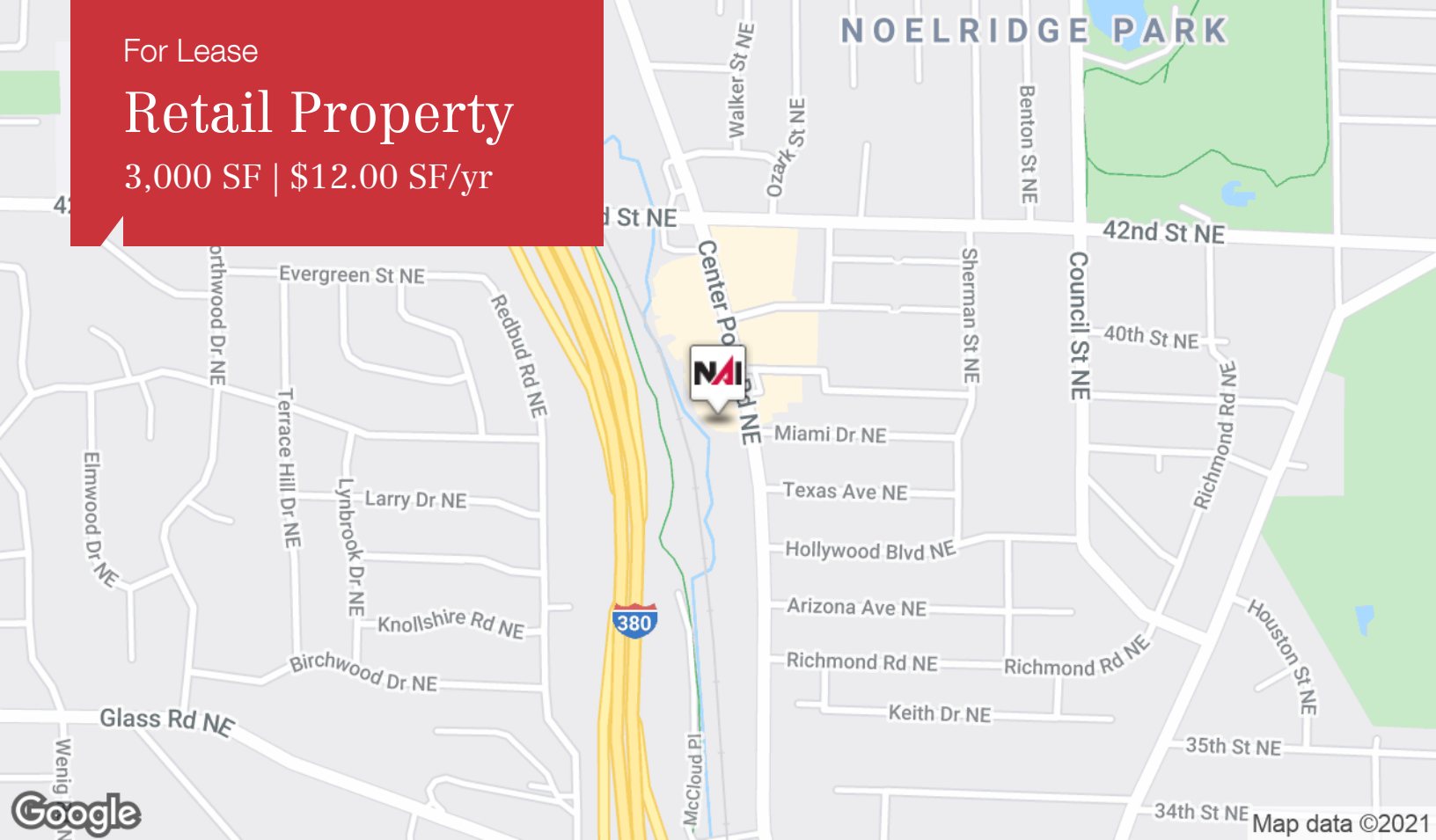
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Commercial Real Estate Services, Worldwide.

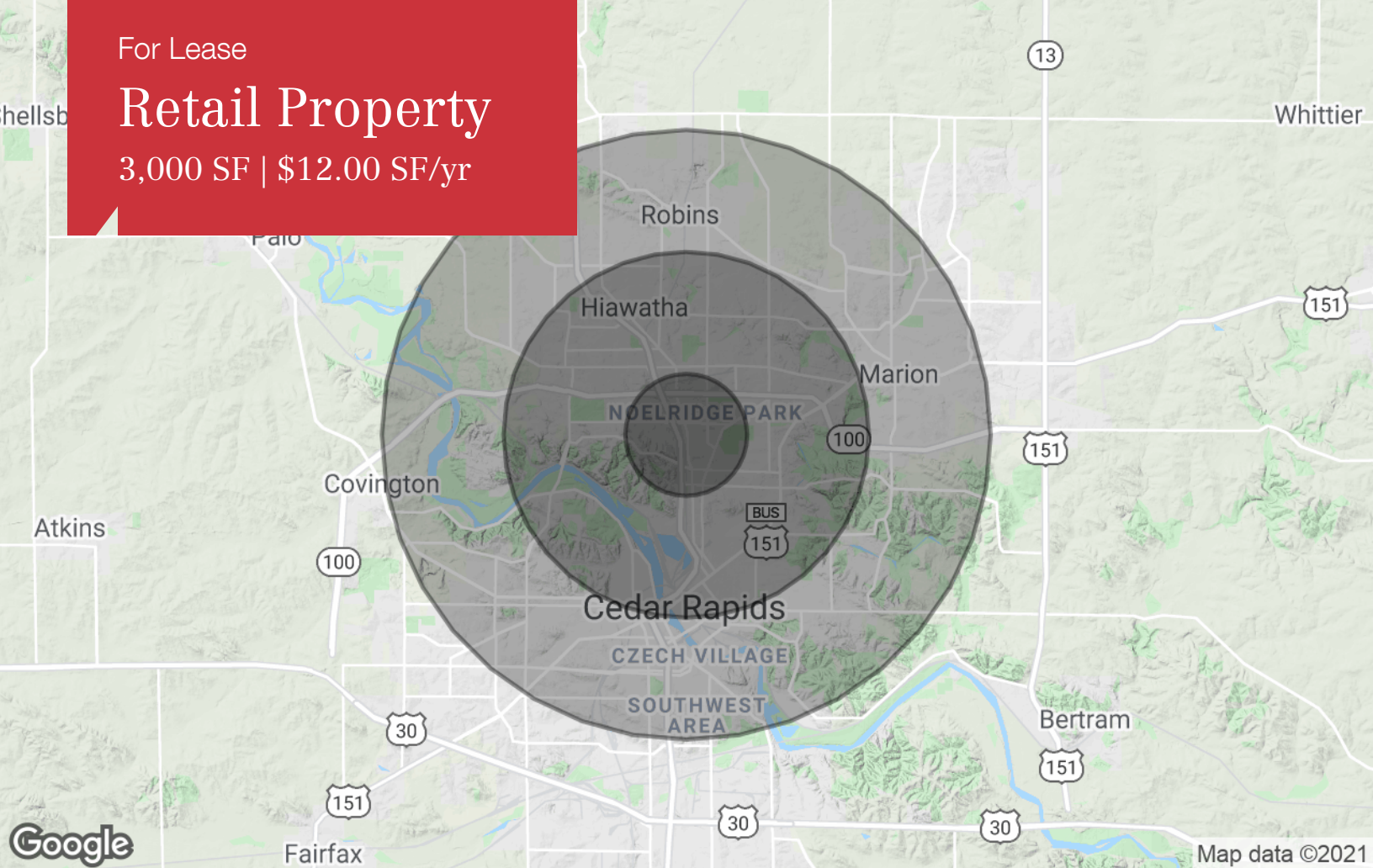
100 First Ave NE  
Cedar Rapids, IA 52401  
319 378 6891 tel  
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## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,228	68,833	145,047
MEDIAN AGE	36.4	36.0	36.9
MEDIAN AGE (MALE)	36.1	35.2	35.4
MEDIAN AGE (FEMALE)	37.2	37.4	38.1

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,856	30,755	62,357
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$62,262	\$61,715	\$66,395
AVERAGE HOUSE VALUE	\$140,374	\$147,416	\$154,900

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	93.2%	90.0%	90.8%
% BLACK	4.3%	5.7%	5.3%
% ASIAN	1.5%	2.6%	2.2%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.3%	0.2%	0.3%
% OTHER	0.7%	1.5%	1.3%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.1%	3.5%	2.9%

\* Demographic data derived from 2010 US Census