

Former Econo Foods

2100 Edgewood Road SW, Cedar Rapids, Iowa

**FOR
SUBLEASE**



Property Description

- ◆ 65,284 Square Foot Freestanding Retail Building Available for Sublease
- ◆ Lease Rate: \$6.50 PSF NNN
- ◆ Operating Expenses (2010): \$3.96 PSF
- ◆ Available Immediately
- ◆ Lease Term Ends 9/30/2020

Amenities

- ◆ Anchor Opportunity at Regional Shopping Center
- ◆ Other Anchors Include Gander Mountain and Aspen Fitness
- ◆ Located Near Westdale Mall (JC Penney, Younkers & Von Maur)
- ◆ Daily Traffic Counts (2009):
 - ◆ Edgewood Road - 20,800 Vehicles
 - ◆ Williams Blvd. - 15,700 Vehicles

FOR ADDITIONAL INFORMATION CONTACT:

BILL WRIGHT

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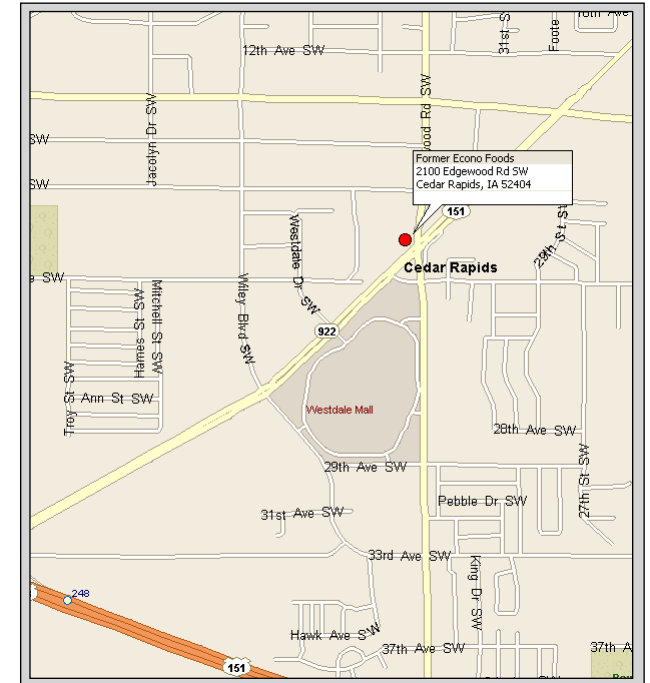
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LOCATION MAP



DEMOGRAPHICS (2010)

Radius (miles)	<u>1.0</u>	<u>3.0</u>	<u>5.0</u>
Population	9,537	54,630	102,050
Households	4,365	22,403	41,346
Avg. HH Income	\$45,772	\$54,562	\$58,757
Median HH Income	\$39,769	\$47,456	\$48,418
Avg. Median Age	37.54	37.21	37.04



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.