

DEVELOPMENT LOTS

FOR SALE

VARIOUS LOT
SIZES AVAILABLE

BLAIRS FERRY RD &
EDGEWOOD RD
CEDAR RAPIDS, IA 52411



PROPERTY HIGHLIGHTS

- **50+ ACRE** COMMERCIAL DEVELOPMENT
- ANCHORED BY 200,000+ SF **FLEET FARM**
- LOT SIZES FROM **0.94 - 3.47 ACRES**
- LOCATED ADJACENT TO **COLLINS RD/HWY 100 EXTENSION**

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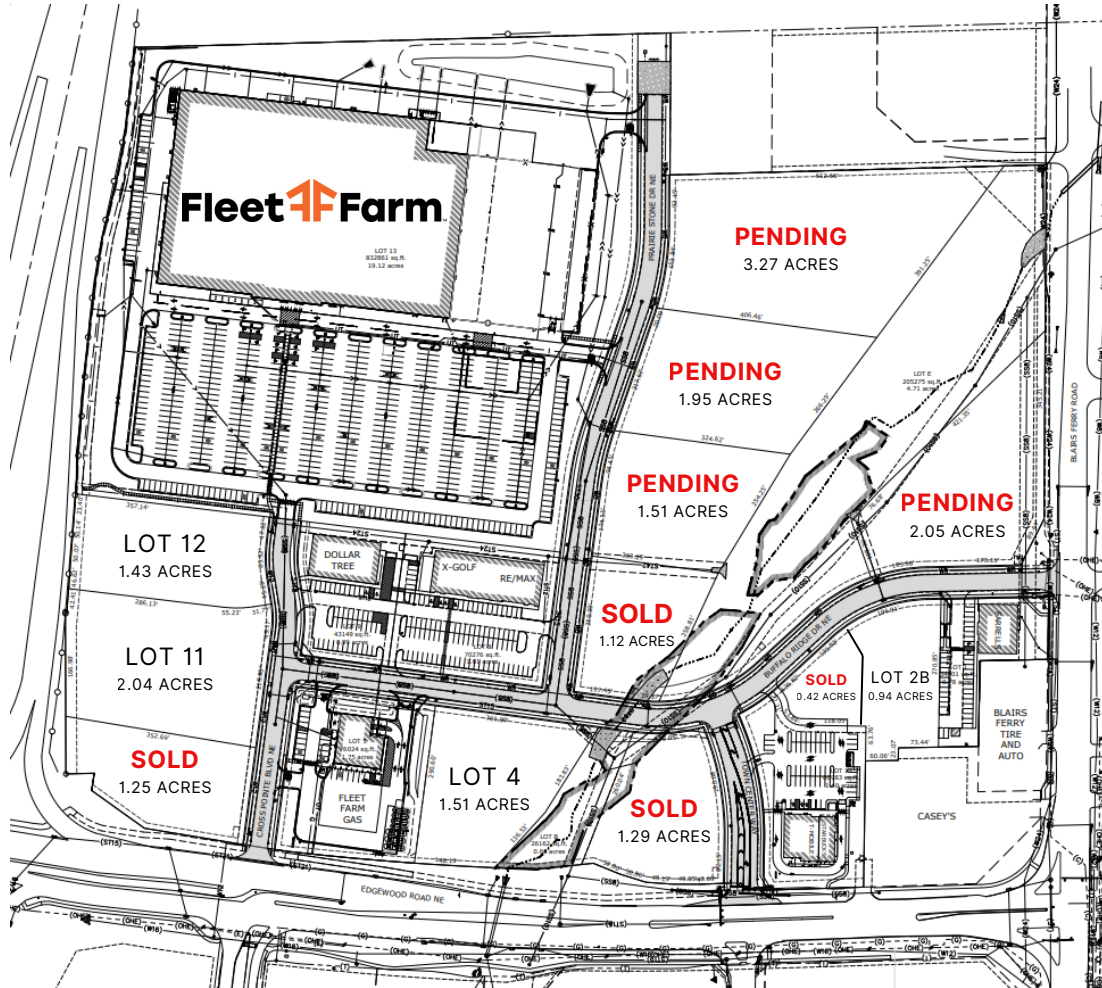
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1950 BOYSON RD HIAWATHA, IA 52233 | 319 294 3339 | Q4REALESTATE.COM



REAL ESTATE

SITE PLAN



LOT DESCRIPTIONS

Lot	Size (A)	List Price
Lot 2B	0.94	\$409,200.00
Lot 4	1.51	\$1,251,378.00
Lot 11	2.04	\$1,555,092.00
Lot 12	1.43	\$1,090,089.00

SITE HIGHLIGHTS

- Lots can be combined to meet users' optimal site requirements.
- Regional Stormwater Detention on site.
- Contact Listing Brokers to inquire about Build to Suit opportunities within the development.
- Lots 4, 11 and 12 suitable for a variety of retail uses.

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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	7,482	40,854	119,035
Households	3,149	18,137	50,337
Median HH Income	\$83,093	\$78,375	\$74,052
Median Net Worth	\$327,403	\$259,445	\$215,394

LOCATION HIGHLIGHTS

- Located off Edgewood Road NE and Blairs Ferry Road with easy access to I-380 and Highway 100/Collins Road extension
- Anchored by a 200,000 SF Fleet Farm store and gas mart located along Edgewood Road NE
- Edgewood Town Center is a 50+ Acre master planned commercial development offering a diverse range of opportunities including restaurants, retail storefronts, and versatile office spaces.
- Over 12,900 ADT along Edgewood Rd.

SURROUNDING BUSINESSES

Fleet Farm and Gas Mart, Hy-Vee Grocery, McDonald's, Casey's, Kwik Star, The Fountains, Pecks Landing, Jimmy John's, PepperJax Grill, MAC XPRESS, Villa's Patio, Zeppelins, U.S. Cellular, Taco John's, Starbucks, T-Mobile, Mister Car Wash, Jersey Mike's, Dollar Tree, Dupaco, Hilton Garden Inn, Randy Kuehl Honda, The Sanctuary Spa, Ritual Med Spa, Accel Group, and more

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