

320 COLLINS RD NE
CEDAR RAPIDS, IA 52402

COLLINS RD RESTAURANT

FOR SALE / LEASE | 9,500 SF



GD COMMERCIAL

427 1ST STREET SE, SUITE 200
CEDAR RAPIDS, IA 52401
319.731.3400 | GLDCOMMERCIAL.COM

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

PROPERTY OVERVIEW

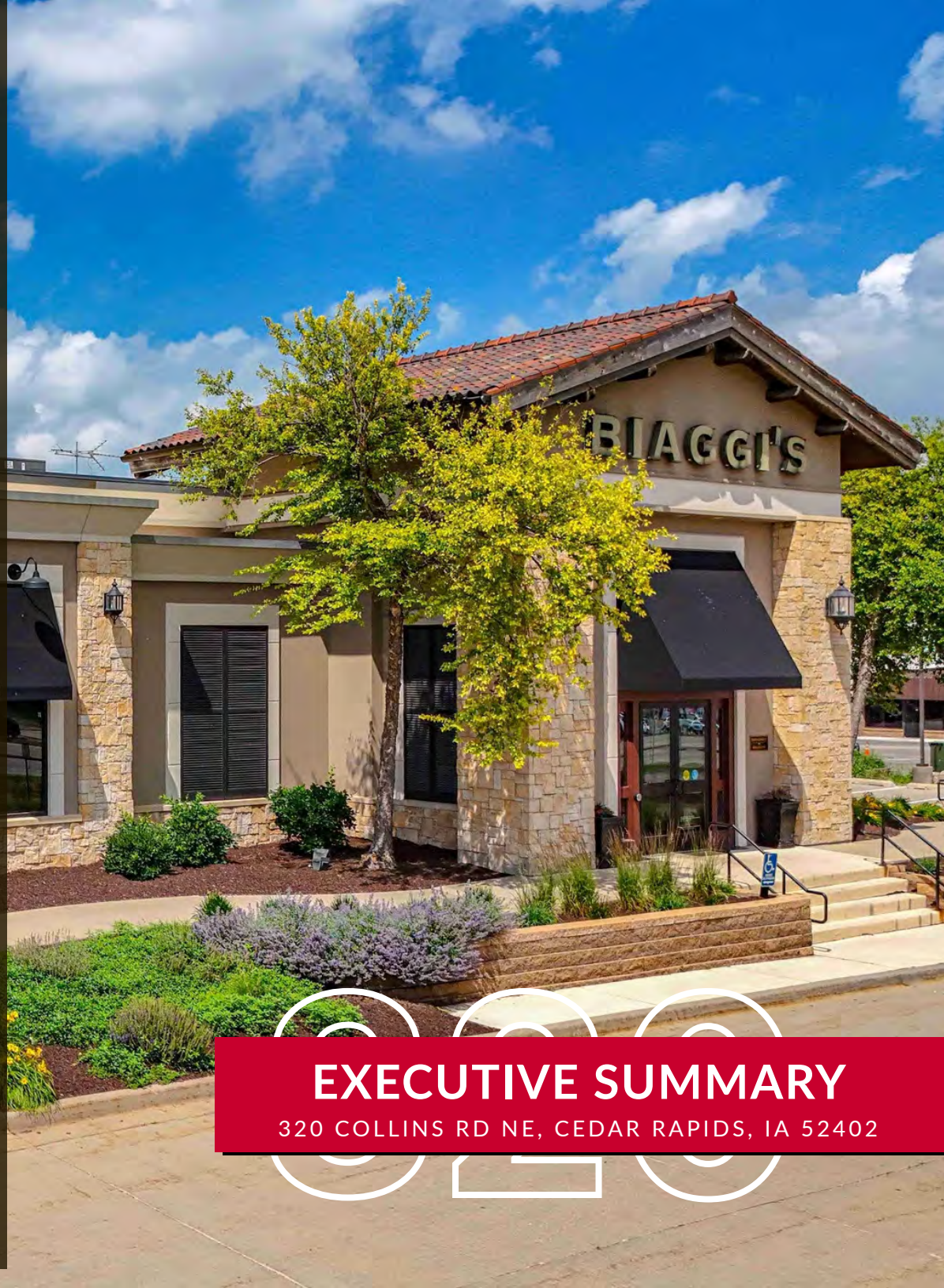
Rare opportunity to lease (or purchase) a highly visible freestanding restaurant in one of Cedar Rapids' premier retail and dining corridors. This 9,500 SF former Biaggi's Ristorante Italiano sits on approximately 1.6 acres along heavily traveled Collins Road NE, offering outstanding visibility, convenient access, and exposure to tens of thousands of vehicles daily.

Surrounded by an exceptional mix of national retailers, hotels, restaurants, and major employers, the property benefits from a strong daytime workforce, affluent surrounding neighborhoods, and consistent consumer traffic throughout the day and evening. The site's generous parking, excellent ingress/egress, and recognizable location make it an outstanding opportunity for a full-service restaurant, upscale casual dining concept, specialty food user, or other high-profile retail use.

This is one of the few second-generation restaurant opportunities available in the Cedar Rapids market, allowing an operator to capitalize on an established restaurant destination while significantly reducing development time and cost compared to new construction. Ownership is offering the property for lease and will also consider the sale of the property.

OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	\$23,500 per month (NNN)
Net Real Estate Taxes:	\$100,436
Building Size:	9,500 SF
Available SF:	9,500 SF
Lot Size:	1.56 Acres
Price / SF:	-
Year Built:	2000
Zoning:	S-MC



EXECUTIVE SUMMARY

320 COLLINS RD NE, CEDAR RAPIDS, IA 52402

CUSTOM PAGE

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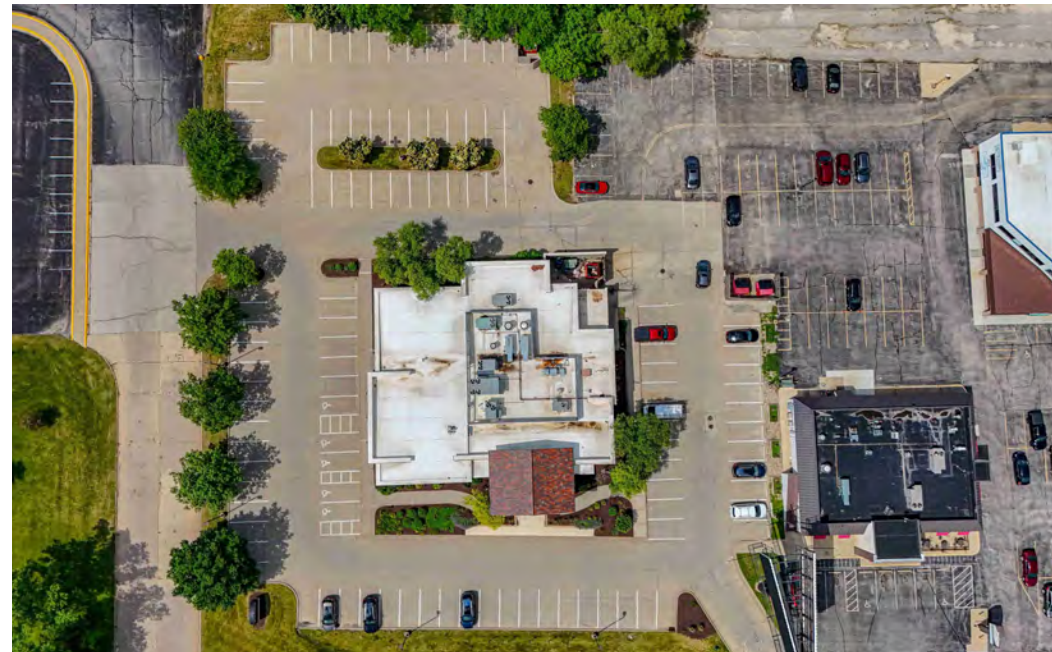


HIGHLIGHTS

- Former Biaggi's restaurant available following relocation
- **9,500 SF** freestanding building on **1.6 acres**
- Premier location along highly traveled Collins Rd NE
- Exceptional visibility with high daily traffic counts
- Positioned within one of Cedar Rapids' strongest retail and restaurant corridors
- Surrounded by national retailers, hotels, entertainment, and dense residential neighborhoods
- Ample on-site parking with excellent access and circulation
- Ideal for full-service restaurants, upscale casual dining, entertainment dining concepts, breweries, specialty food users, or flagship retail.
- Available **For Lease**; ownership will also consider a sale

ADDITIONAL PHOTOS

320 COLLINS RD NE, CEDAR RAPIDS, IA 52402



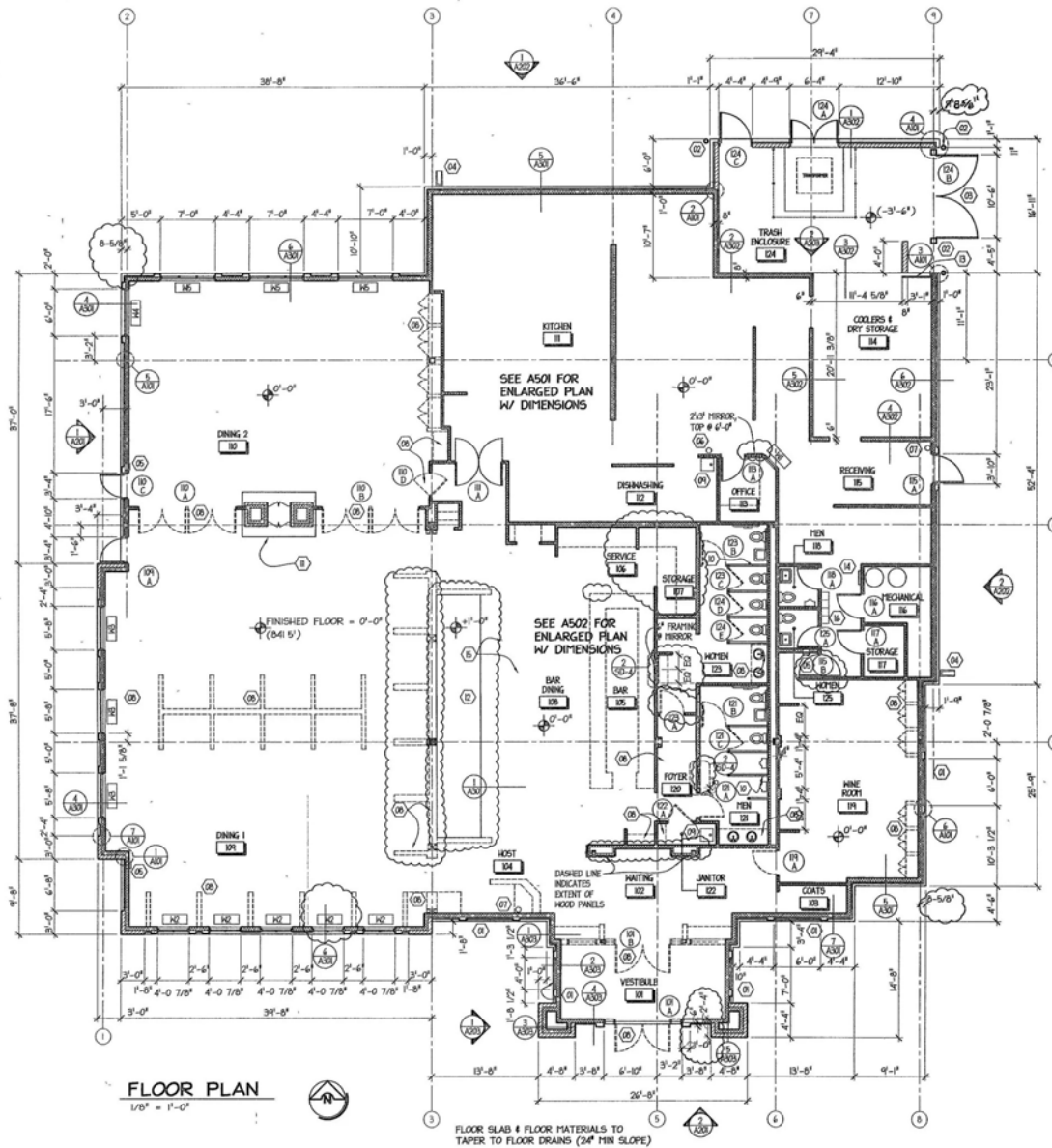
ADDITIONAL PHOTOS

320 COLLINS RD NE, CEDAR RAPIDS, IA 52402



FLOOR PLAN

320 COLLINS RD NE, CEDAR RAPIDS, IA 52402



ARCHITECTS
INCORPORATED

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PROJECT INFORMATION

BIAGGI'S
RISTORANTE
ITALIANO

CEDAR RAPIDS, IOWA

CONSULTANTS

STRUCTURAL
M2B CONSULTING ENGINEERS, LLP
422 SECOND AVENUE SE
CEDAR RAPIDS, IOWA 52401
PH (319) 394-0888

CIVIL
SNYDER AND ASSOCIATES, INC.
500 FIRST AVENUE SE
CEDAR RAPIDS, IOWA 52402
PH (319) 392-0384

ISSUE DATE & REVISIONS

CONSTRUCTION DOCUMENTS

ISSUED
12-22-2000

SHEET TITLE

FLOOR PLAN
& DETAILS

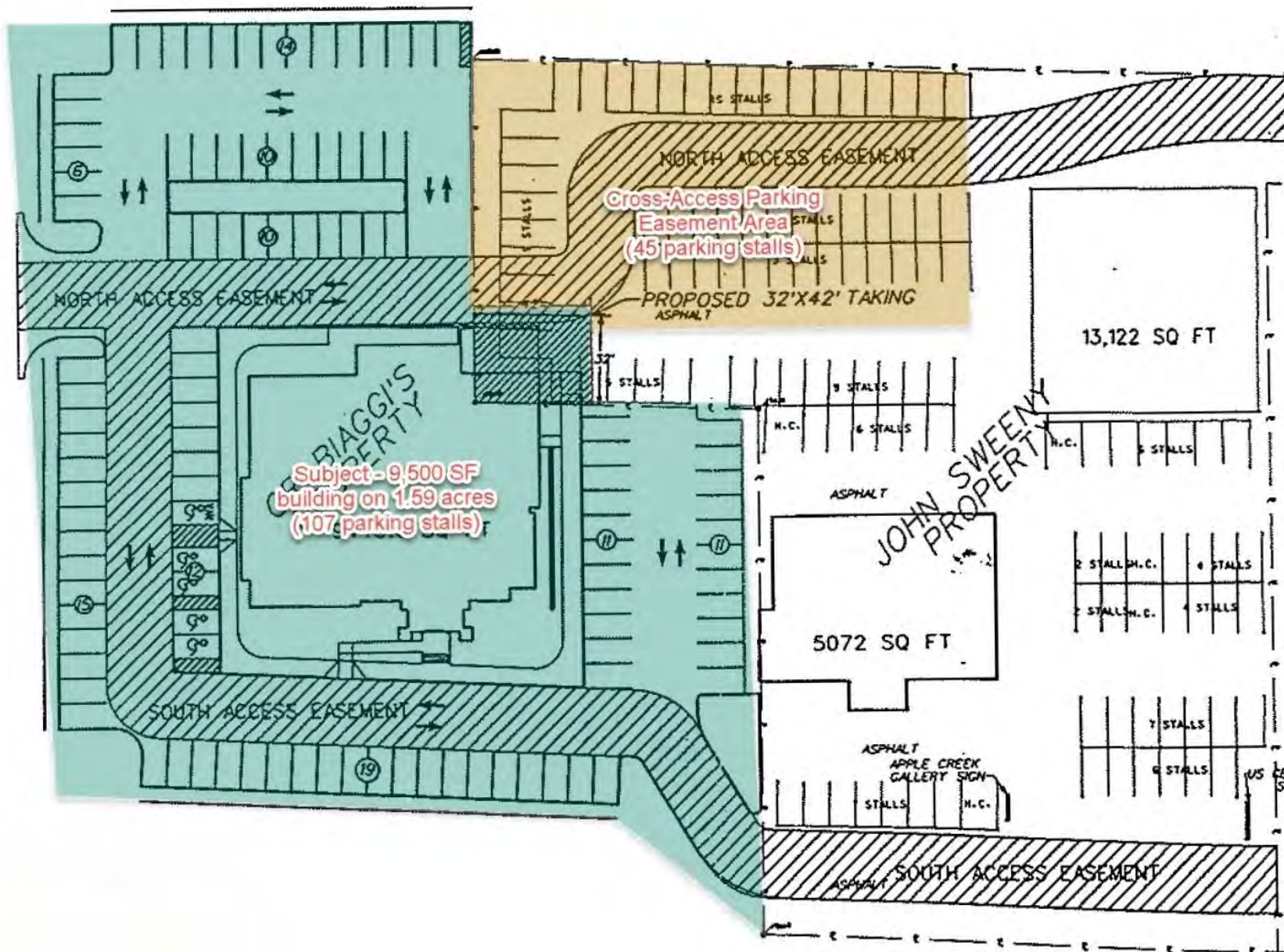
DRAWING

A101

JOB # 00290

SITE PLAN

320 COLLINS RD NE, CEDAR RAPIDS, IA 52402



AERIAL MAP

320 COLLINS RD NE, CEDAR RAPIDS, IA 52402



Super Skate

noodles
company

CASEY'S
GENERAL STORE

Mister
CAR WASH

Raising
Cane's
CHICKEN FINGERS

Collins Rd NE

25,100

Collins Rd NE

100

Collins Rd NE

Olive
Garden

Perkins

Applebee's

Arby's

PANDA EXPRESS
CHINESE KITCHEN

*Lot Lines Are Approximate

Traffic Counts per IDOT Annual Avg Daily Traffic

Google

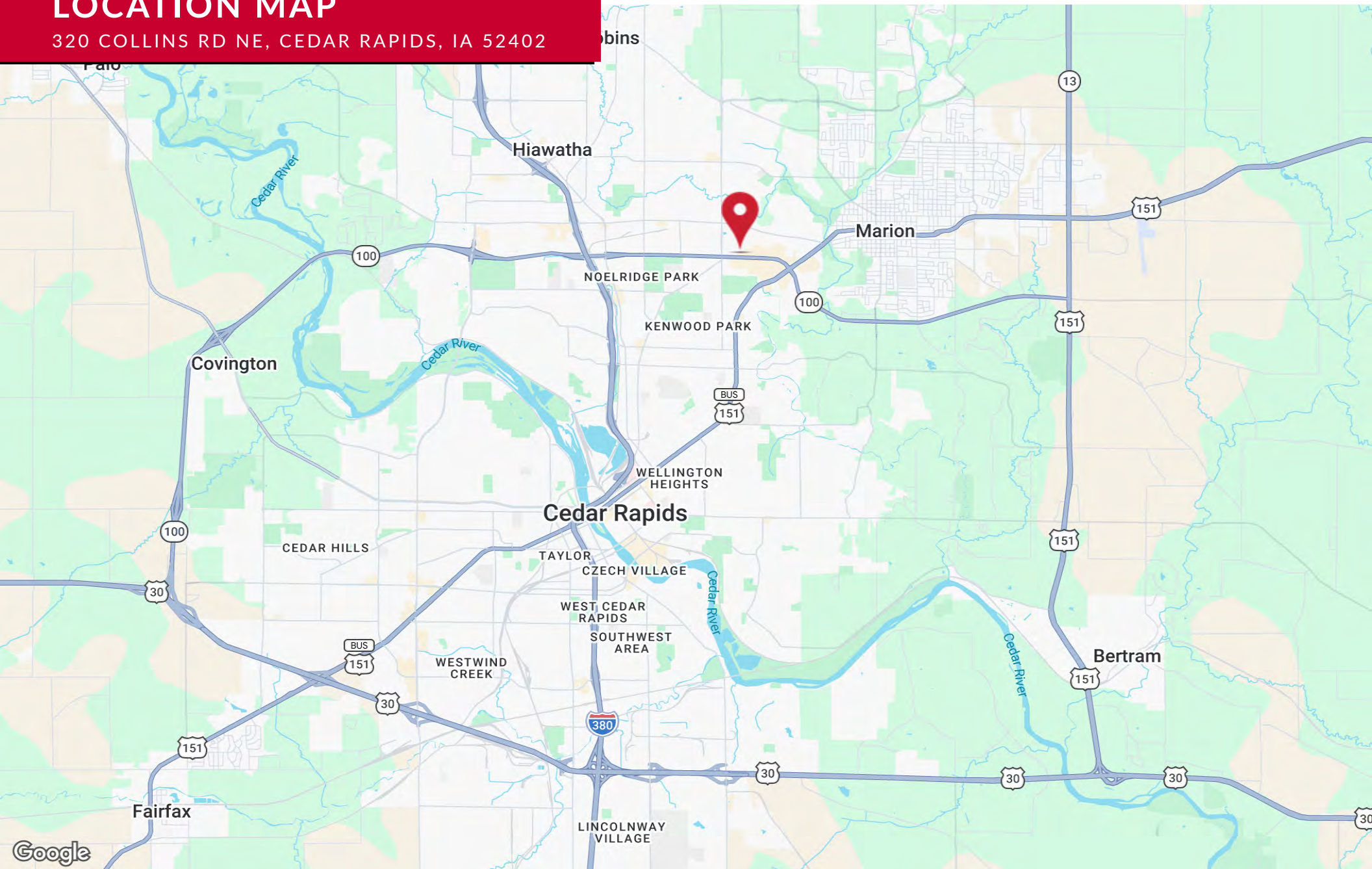
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,957	75,443	135,351
Average Age	35.6	38.6	40.1
Average Age (Male)	34.8	38.1	38.8
Average Age (Female)	35.8	39.4	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,338	32,243	57,435
# of Persons per Household	2.1	2.3	2.4
Average Household Income	\$77,125	\$98,755	\$101,502
Average House Value	\$168,769	\$204,802	\$225,452

2023 American Community Survey (ACS)

