

Prairie Ridge Business Park

Commercial Lot

Site Features

- + Commercial development ground in SW Cedar Rapids
- + Lot Size: 5.0 AC (217,800 SF)
- + New Price: \$750,000
- + Parcel is paved with utilities, fencing, and mobile pods (2,816 SF).
- + Property in close proximity to a number of area retailers, restaurants, and entertainment establishments.
- + All utilities
- + Zoned Light Industrial (I-LI)
- + Quick access to I-380 via 33rd Ave SW, Wilson Avenue, and 6th Street SW
- + Nearby businesses in Prairie Ridge Business Park include: Linn County DHS, Crescent Electric Supply, Terracon Consulting, and Area Ambulance
- + Public transit within 1 block of property

1405 26th Avenue Ct SW
Cedar Rapids, Iowa 52404



Contact Us

Michael A. Smith

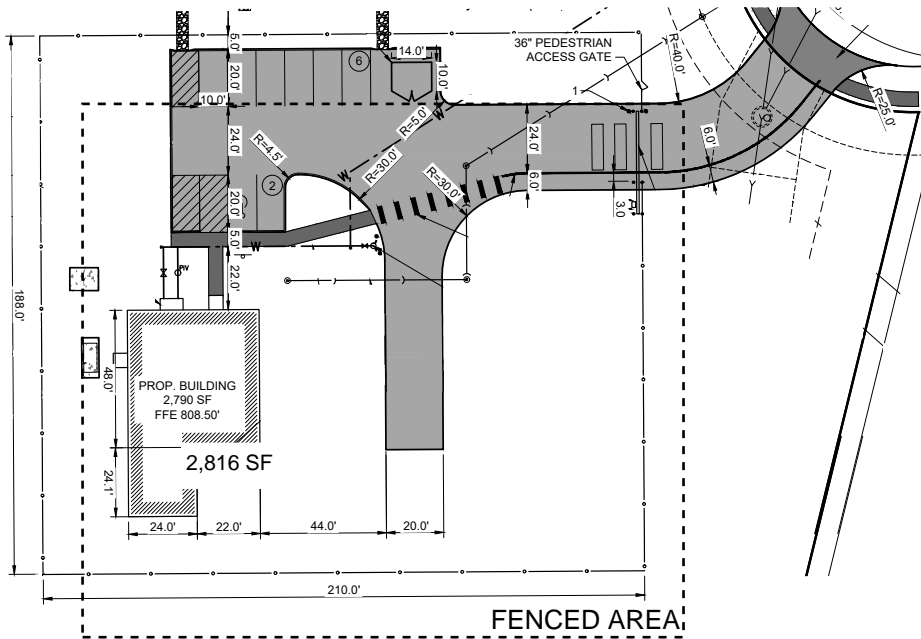
Vice President

+1 515 221 6675

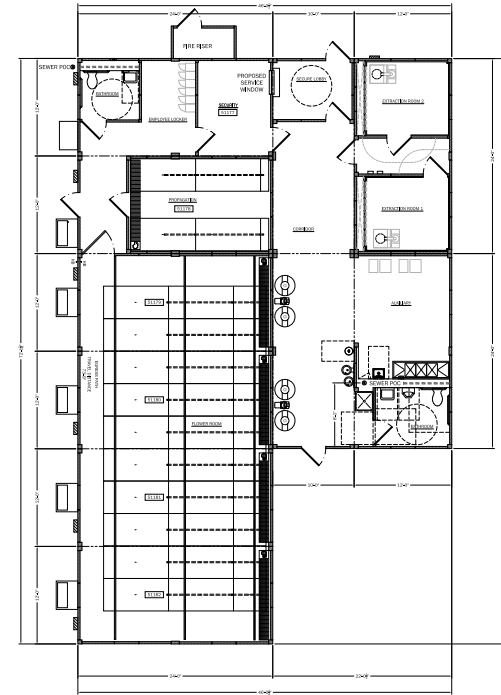
michael.smith@cbre-hubbell.com

Licensed in the State Iowa.

Site Plan



Pods Floor Plan

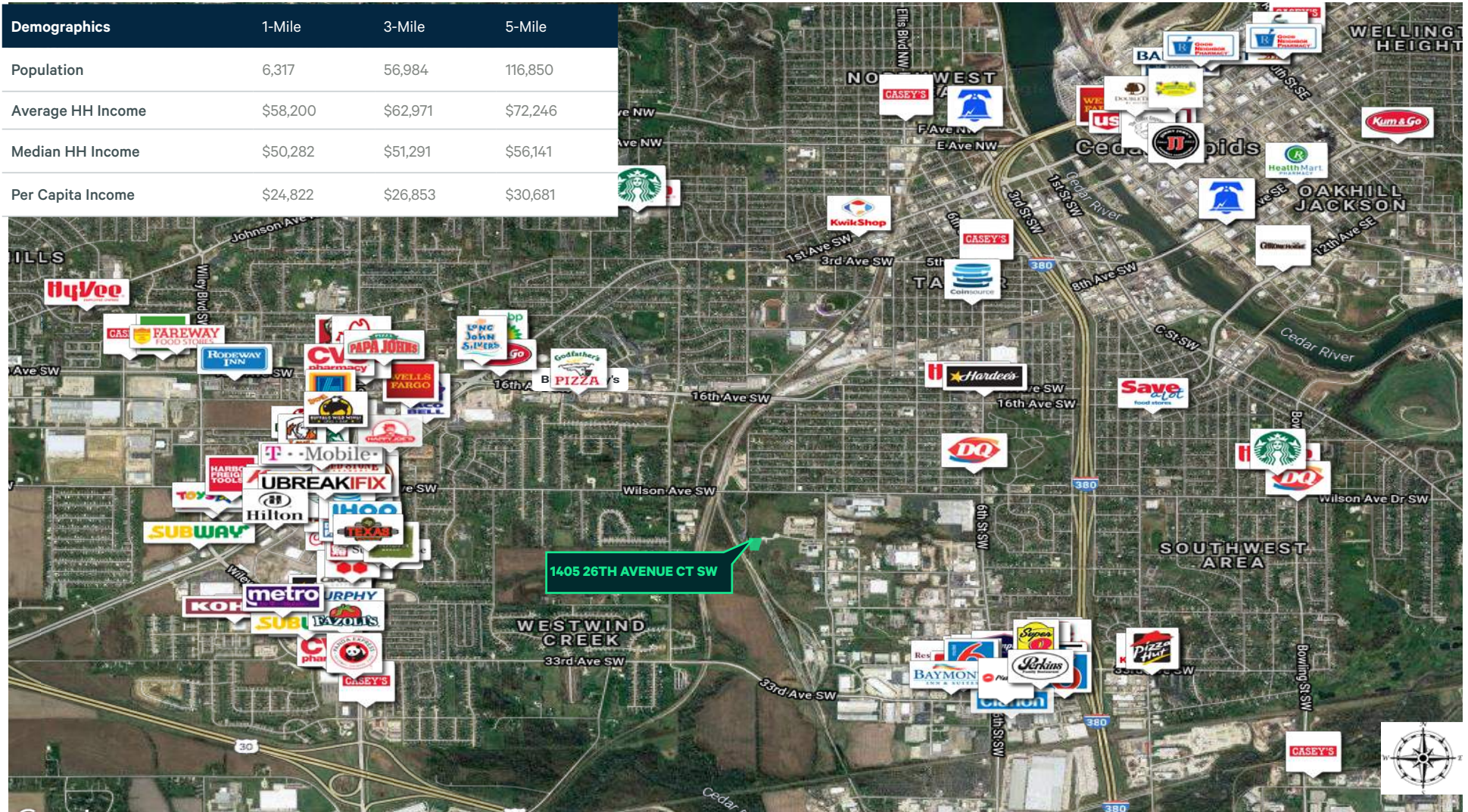


Prairie Ridge Business Park

1405 26th Avenue Ct SW | Cedar Rapids, Iowa 52404

For Sale

| Demographics | 1-Mile | 3-Mile | 5-Mile |
|-------------------|----------|----------|----------|
| Population | 6,317 | 56,984 | 116,850 |
| Average HH Income | \$58,200 | \$62,971 | \$72,246 |
| Median HH Income | \$50,282 | \$51,291 | \$56,141 |
| Per Capita Income | \$24,822 | \$26,853 | \$30,681 |



© 2022 Hubbell Commercial Brokers, L.C., d/b/a CBRE|Hubbell Commercial. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

#1501247

www.cbre.com/desmoines

CBRE Hubbell Commercial
PART OF THE AFFILIATE NETWORK