

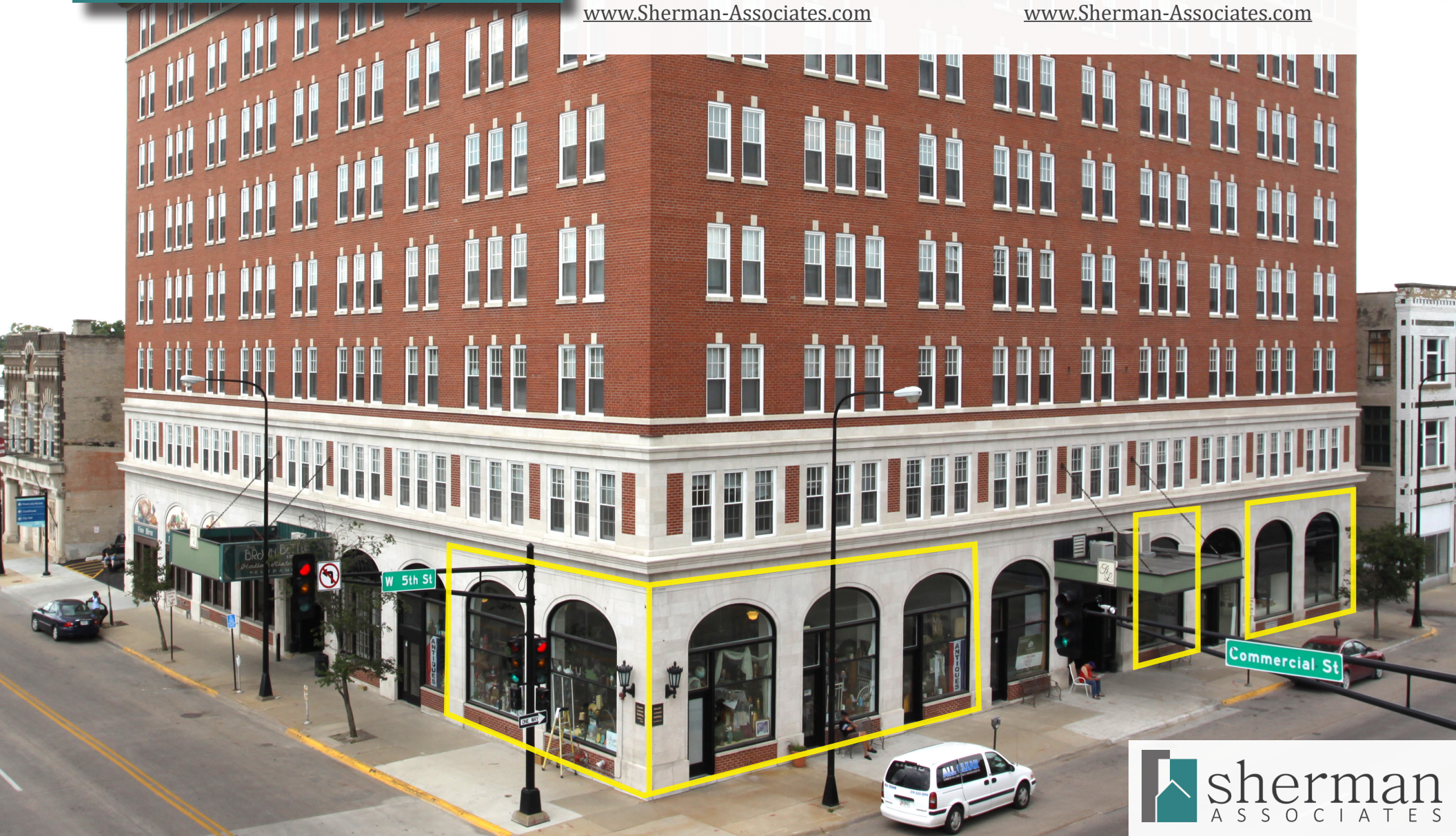
547 - 1,793 sf SF
Office/Retail
FOR LEASE

Russell Lamson

209 1st Ave NE
Waterloo, Iowa 50701

Ben Kepple, Director of Commercial Leasing
P: (612) 843-4628
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Jake Gundershaug, Commercial Associate
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PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



Russell Lamson

209 W 5th Street
Waterloo, Iowa 50701

- 547 sf - 1,793 sf of 1st floor multi-family Office/Retail space available for lease in the Russell Lamson!
- Rent: \$10 - \$11 gross annual/psf depending on suite.
- Co-tenant with The Brown Bottle
- Fantastic potential corner exposure along W 5th St and Commercial St in Downtown Waterloo!
- In close proximity to Hwy 218 and Cedar River
- Signage opportunities available
- First Floor Retail/Office Units available in Multi-family complex
- Zoned C-3 (Commercial Zoning)

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Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	12,194	58,437	81,707
Households	4,810	24,362	34,496
Daytime Pop.	14,925	63,745	92,483
Avg. HH Inc.	\$44,806	\$57,830	\$63,960

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Area Map



Trade Map



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About Waterloo

Waterloo was originally known as Prairie Rapids Crossing. The town was established near two Meskwaki American tribal seasonal camps alongside the Cedar River. It was first settled in 1845 when George and Mary Melrose Hanna and their children arrived on the east bank of the Red Cedar River (now just called the Cedar River). They were followed by the Virden and Mullan families in 1846. Evidence of these earliest families can still be found in the street names Hanna Boulevard, Mullan Avenue and Virden Creek.

Downtown Waterloo offers a large number of festivals and other events such as Friday'loo, My Waterloo Days, Tourd'Loe and the Iowa Irish Festival. The Lost Island Waterpark is popular with residents and visitors. The Isle Hotel and Casino is located in the area. The Cedar Valley Nature Trail connects Cedar Rapids with Waterloo and traverses through a collection of rural towns. It provides opportunities for hiking, bicycle riding as well as cross-country skiing during the winter.

Cedar Valley Trail System is a major location for outdoor activities. It's a large acreage which includes numerous lakes and offers an extensive amount of paved trails. Black Hawk Park includes trails for hiking, bicycle riding, cross-country skiing and mountain bike riding. The park provides fishing opportunities in the local river and a camping area which includes cabins. Other notable locations for outdoor activities are Deerwood Campground, George Wyth State Park and Hickory Hills State Park. There are numerous golf courses in the region.

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Mobility Scores



81

Very Walkable



36

Some Transit



86

Very Bikable

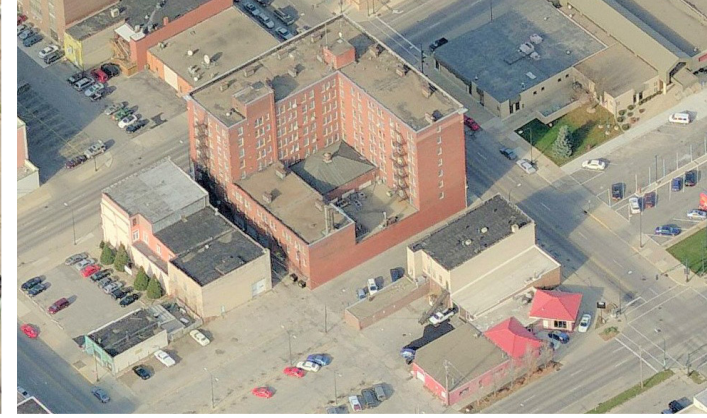
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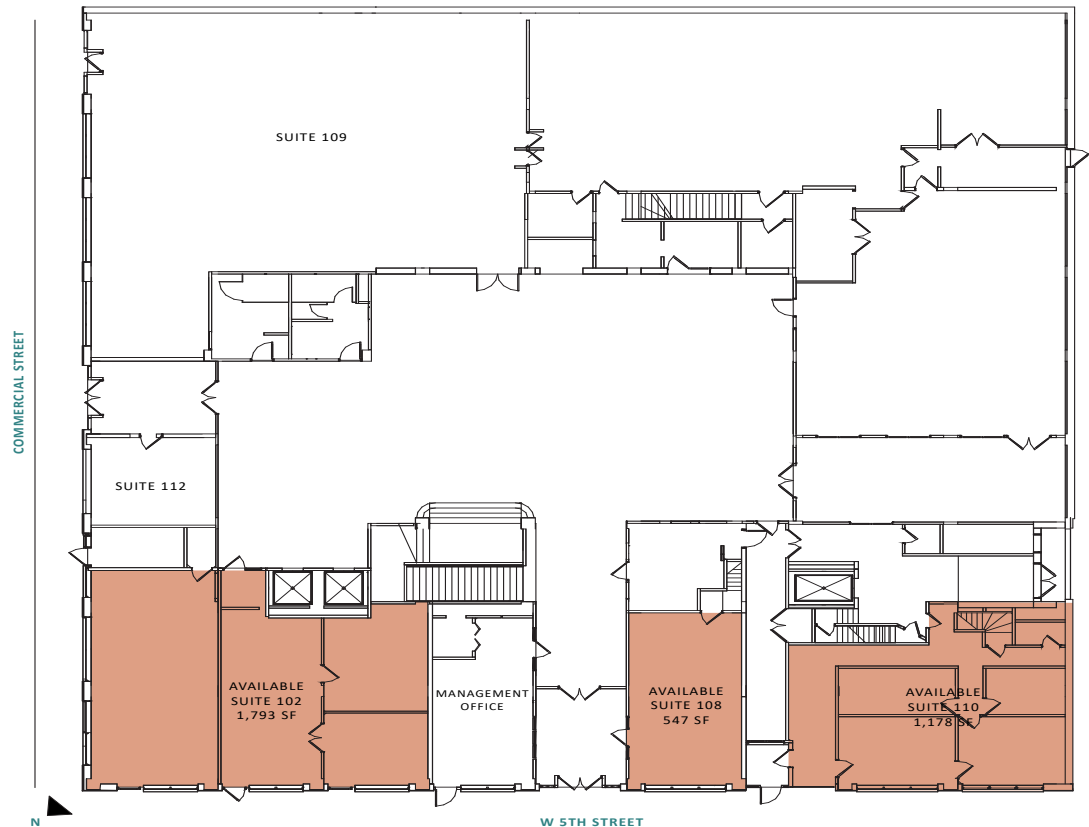
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Available Spaces



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Suite 102



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Suite 108



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Suite 110



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