



For Lease

Retail Property

863 - 5,219 SF | \$10.00 - 12.00 SF/yr

The Roosevelt

200 1st Ave NE
Cedar Rapids, Iowa 52402

Property Highlights

- Turn Key Restaurant and Bar
- Street Level Retail
- Office Space

Property Description

The Roosevelt Commercial space for lease in Downtown Cedar Rapids right next to the Cedar Rapids Convention Center and Double Tree Hotel.

OFFERING SUMMARY

Available SF	863 - 5,219 SF
Lease Rate	\$10.00 - 12.00 SF/yr (NNN)
Lot Size	0.45 Acres
Building Size	126,000 SF

DEMOGRAPHICS

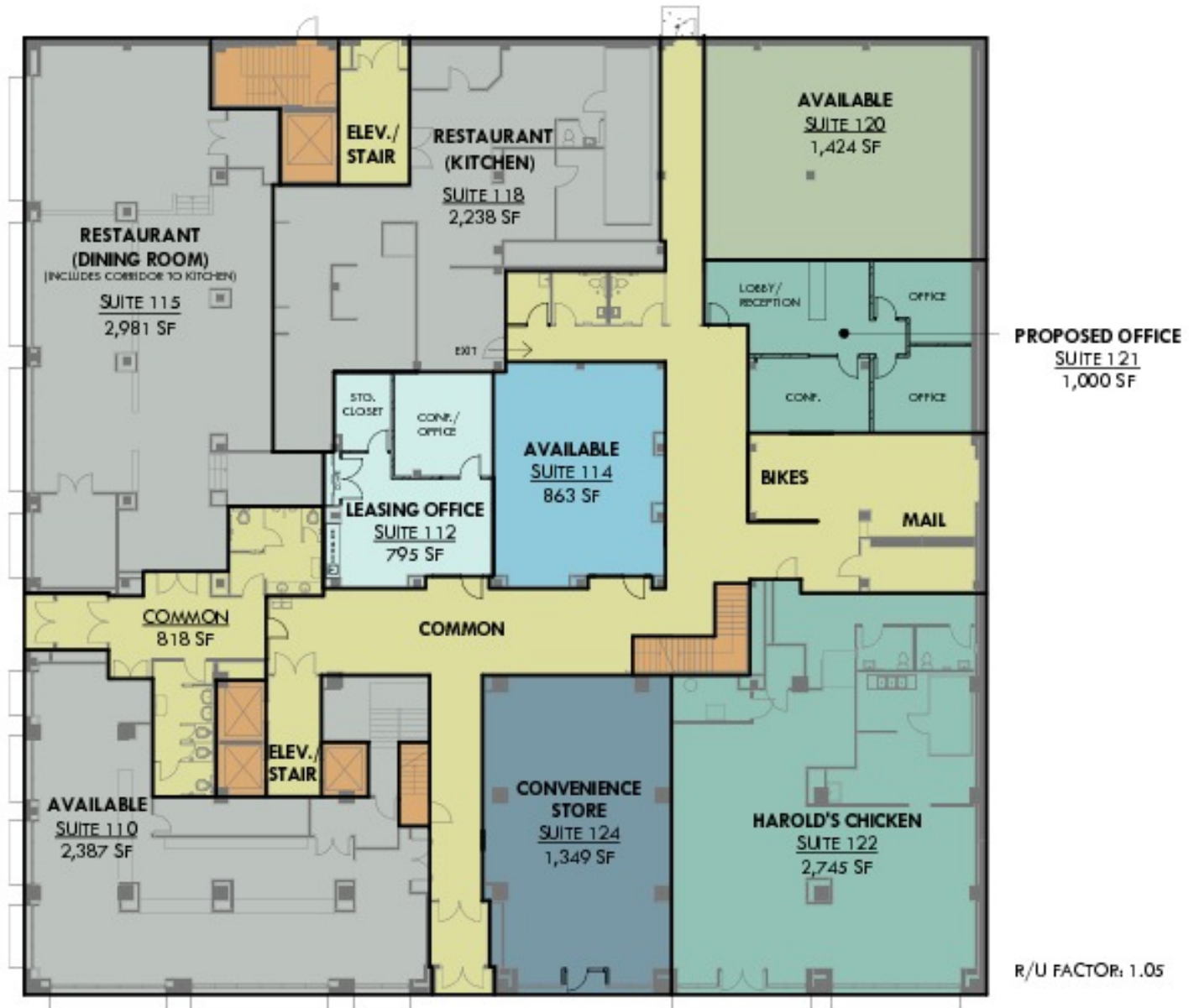
Stats	Population	Avg. HH Income
1 Mile	9,175	\$37,464
3 Miles	73,219	\$56,029
5 Miles	145,400	\$60,590

For more information

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1 LEASING AREA PLAN #2 - FIRST FLOOR LEVEL
3/64" = 1'-0"

Additional Photos
Restaurant: Suite 115 -118



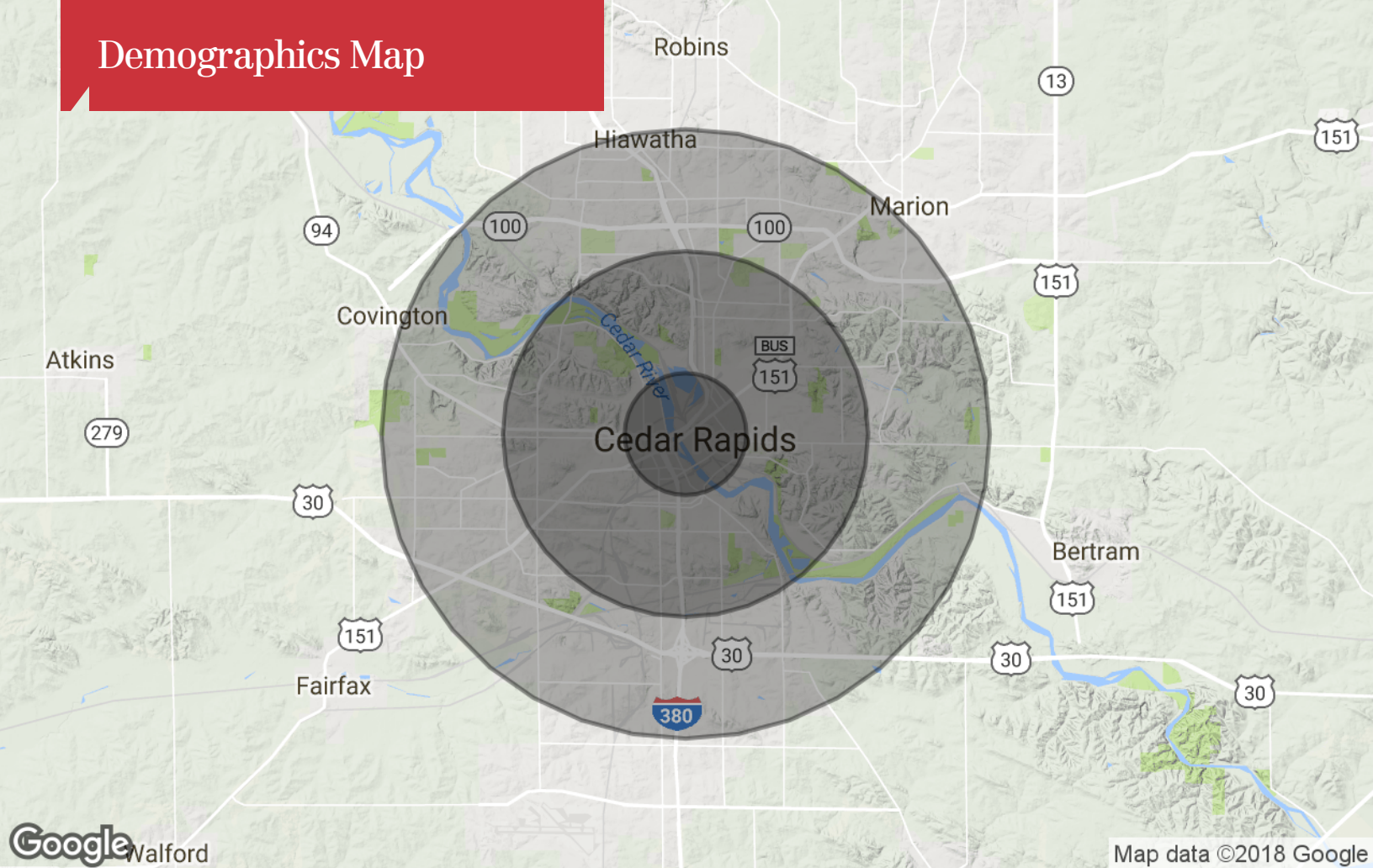
Additional Photos
Retail Space: Suite 110



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,175	73,219	145,400
MEDIAN AGE	31.4	35.2	36.3
MEDIAN AGE (MALE)	31.2	33.7	34.7
MEDIAN AGE (FEMALE)	31.6	36.5	37.7

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,606	31,294	63,847
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$37,464	\$56,029	\$60,590
AVERAGE HOUSE VALUE	\$103,661	\$131,112	\$146,474

Race

	1 Mile	3 Miles	5 Miles
% WHITE	83.0%	89.0%	90.5%
% BLACK	10.9%	7.6%	5.9%
% ASIAN	2.9%	1.6%	1.9%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.7%	0.3%	0.3%
% OTHER	2.5%	1.4%	1.3%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.3%	2.9%	3.2%

* Demographic data derived from 2010 US Census