



Offices of Two Thirty

# COMMERCIAL SPACE FOR LEASE

Cedar Hills Shopping Center

171 and 171 1/2 Jacolyn Dr NW, Cedar Rapids, IA 52405

## PROFILE

Spacious commercial unit available in established multi-tenant property on Cedar Rapids' northwest side. Space can be combined or split into two units with shared restroom facilities. Large storefront windows to spotlight your product or service. Site includes ample surface parking, dedicated rear entry, and great corner visibility. Anchor tenants include Dollar General and Pet's Playhouse.

## PROPERTY DETAILS

- Unit 171 – 1,800 Square Feet
  - Rent: \$1,200/month
- Unit 171 ½ - 1,137 Square Feet
  - Rent: \$775/month
- Discounted rental rate for both units: \$1,800/month
- Tenant pays utilities including gas, heat and water
- Shared restrooms and drinking fountain
- Separate rear entrance
- Tenant responsible for interior improvements

## CONTACT

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