

EAST VIKING PLAZA

410 Viking Plaza Drive Cedar Falls, IA 50613



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Target and Scheel's anchored shopping center located in the greater Cedar Falls/Waterloo trade area serving a population of over 160,000.

PROPERTY HIGHLIGHTS

- Located 2 Miles from the University of Northern Iowa with Over 12,000 Students
- Located at the Hard Corner of East Viking Road and Highway 58; Opposite Walmart Supercenter
- Cedar Falls / Waterloo is a Highly Educated and Stable Employment Area
- Major Area Employers Include: John Deere (5,100 Employees), Wheaton Franciscan Healthcare (3,027 Employees), and Tyson Fresh Meats (2,300 Employees)

DEMOGRAPHICS	3 MILE	5 MILES
Total Population	32,329	73,886
Average HH Income	\$77,032	\$78,800
Businesses	1,281	3,055
Employees	19,962	41,967

TRAFFIC COUNTS	2019
Viking Road	14,173
US 58	34,494

MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

KYLE NAGELEISEN

Direct: 513.792.5003
knageleisen@midlandatlantic.com

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

EAST VIKING PLAZA

410 Viking Plaza Drive Cedar Falls, IA 50613



MIDLAND ATLANTIC
PROPERTIES



AVAILABLE 1,498 S.F. **AVAILABLE 1,371 S.F.** **AVAILABLE 1,800 S.F.**

**4,500 SQUARE FEET
POTENTIALLY AVAILABLE /
EXISTING TENANT**

AVAILABLE 5,600 S.F.

ADT: 34,494

HIGHWAY 58

EAST VIKING PLAZA

410 Viking Plaza Drive Cedar Falls, IA 50613



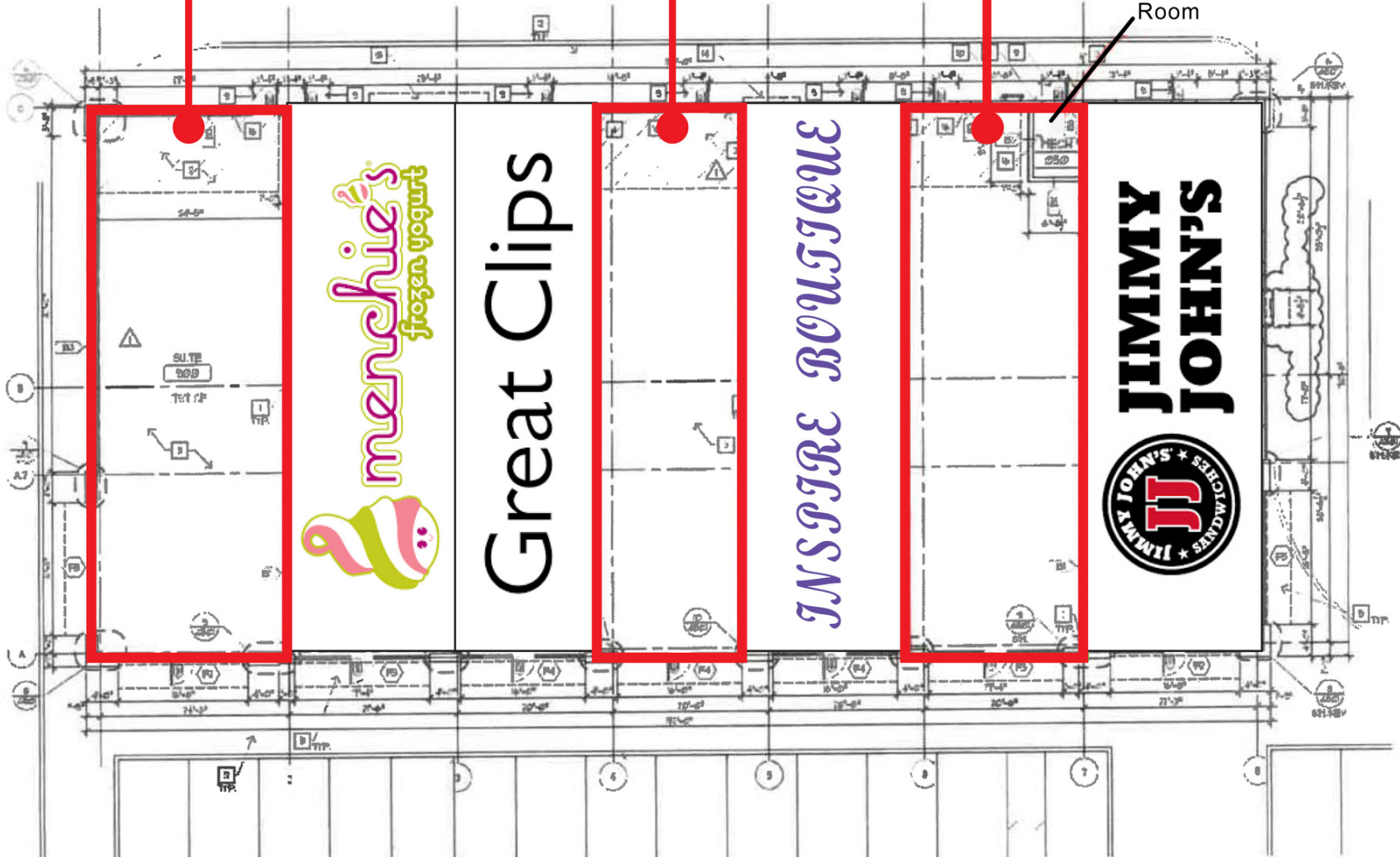
MIDLAND ATLANTIC
PROPERTIES

**AVAILABLE
1,800 S.F.**

**AVAILABLE
1,371 S.F.**

**AVAILABLE
1,498 S.F.**

Landlord/
Mechanical
Room



EAST VIKING PLAZA

410 Viking Plaza Drive Cedar Falls, IA 50613



MIDLAND ATLANTIC
PROPERTIES

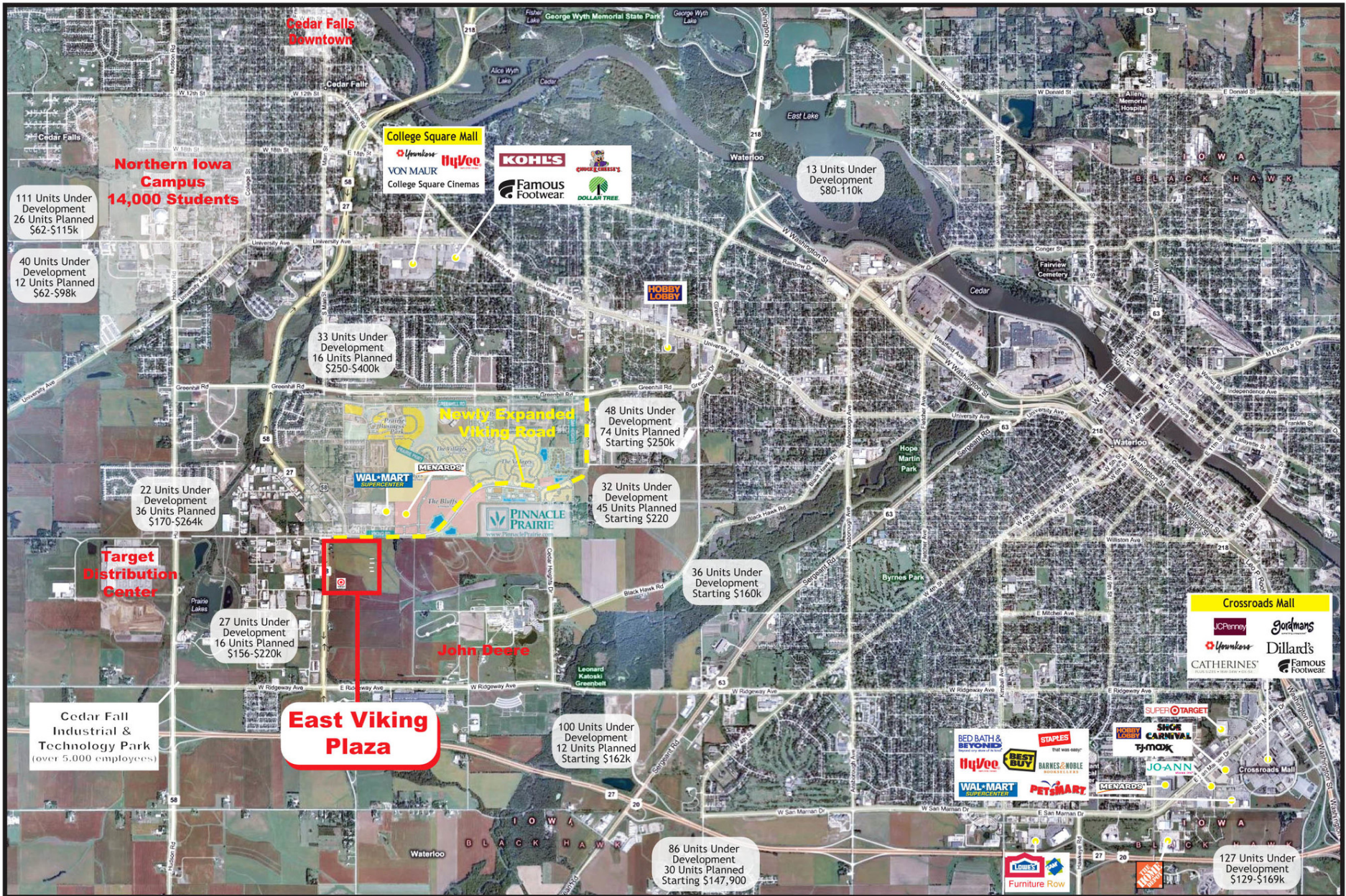


EAST VIKING PLAZA

410 Viking Falls Plaza Drive Cedar Falls, IA 50613



MIDLAND ATLANTIC
PROPERTIES

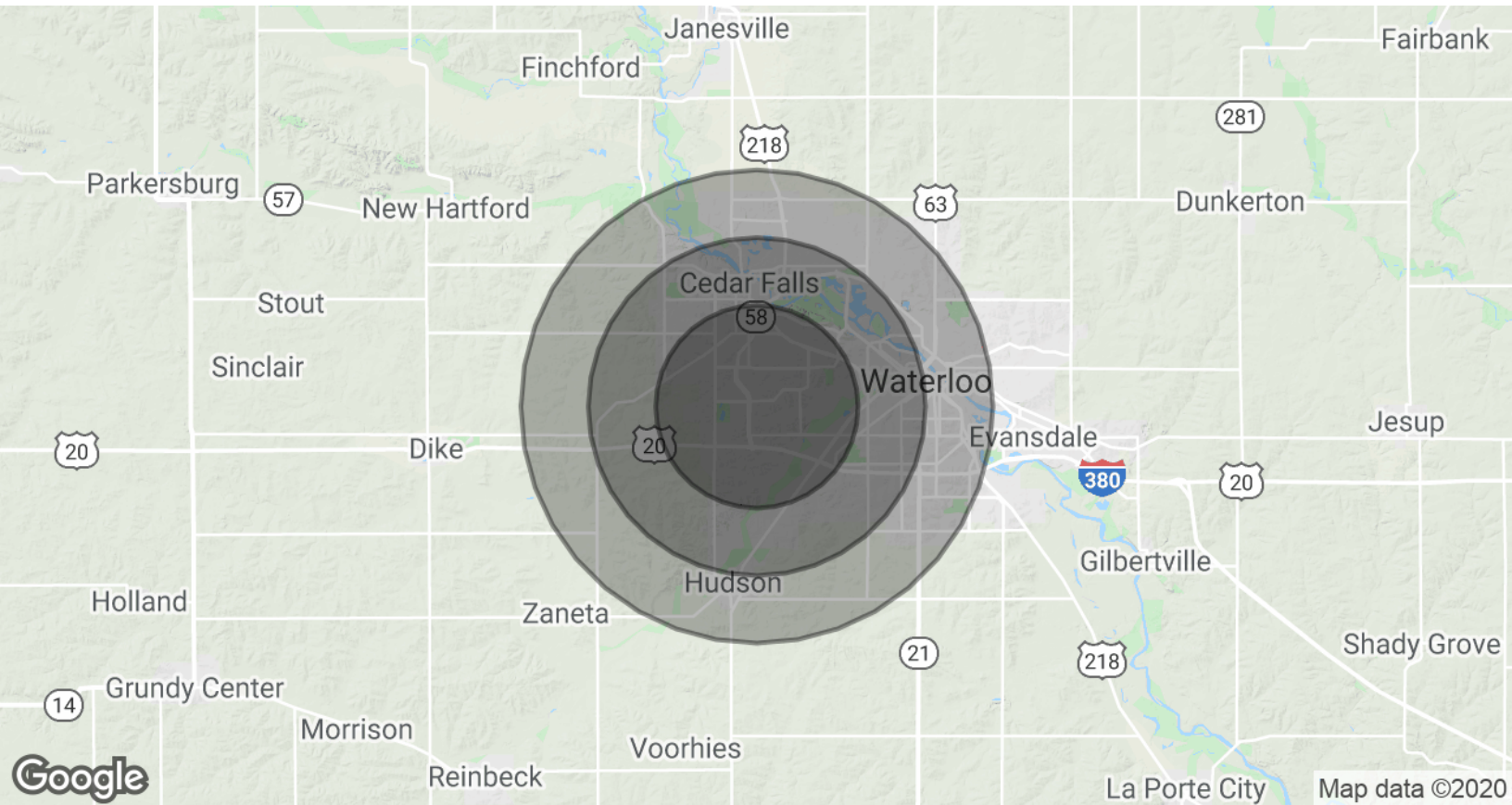


EAST VIKING PLAZA

410 Viking Plaza Drive Cedar Falls, IA 50613



MIDLAND ATLANTIC
PROPERTIES



POPULATION & HOUSING

	3 MILE	5 MILES	7 MILES
Total Population	32,329	73,886	107,708
Historical Annual Growth (2010-2019)	0.4%	0.2%	0.2%
Total Households	12,532	30,944	45,364
Median Home Value	\$189,630	\$173,551	\$156,926

INCOME & BUSINESS

	3 MILE	5 MILES	7 MILES
Average HH income	\$77,032	\$78,800	\$72,135
Daytime Population (16+ years)	28,697	61,461	97,460
Total Businesses	1,281	3,055	4,905
Total Employees	19,962	41,967	67,707

MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

KYLE NAGELEISEN

Direct: 513.792.5003
knageleisen@midlandatlantic.com

MIDLANDATLANTIC.COM

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.