

3810 University Avenue at Progress Avenue

3810 University Avenue | Waterloo, IA 50701

ANCHOR SPACE FOR LEASE ON PRIMARY RETAIL ARTERY



22,000 - 106,000 SF
WILL SUBDIVIDE OR
BUILD TO SUIT



Center Size

124,000 SF

Available Space

22,000 - 106,200 SF
Will subdivide or build to suit

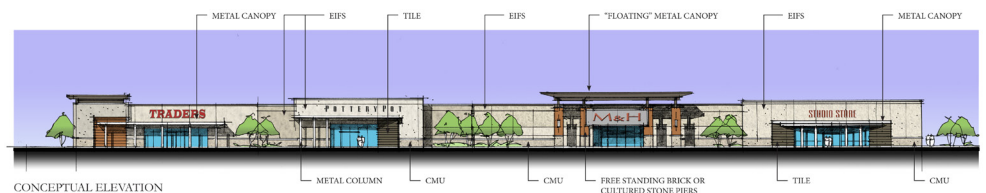
New 14,000 SF free standing building with drive thru at one end and a 4,000 SF pad site with drive thru.

Demographics

(5 mile 2016)
Population: 102,872
Avg. HHI: \$61,521
Trade Population: 164,220

3810 University Avenue is situated in the Waterloo-Cedar Falls Metropolitan Statistical Area, which consists of Black Hawk, Bremer, and Grundy counties. Waterloo is next to Cedar Falls, home to the University of Northern Iowa. The trade area has over 164,000 residents. The largest employers in the Waterloo/Cedar Falls MSA, include: John Deere, Covenant Medical Center, Tyson Fresh Meats, the University of Northern Iowa, Allen Hospital, Waterloo Community Schools, Omega Cabinets and Bertch Cabinets.

PROPOSED NEW CONCEPTUAL ELEVATION



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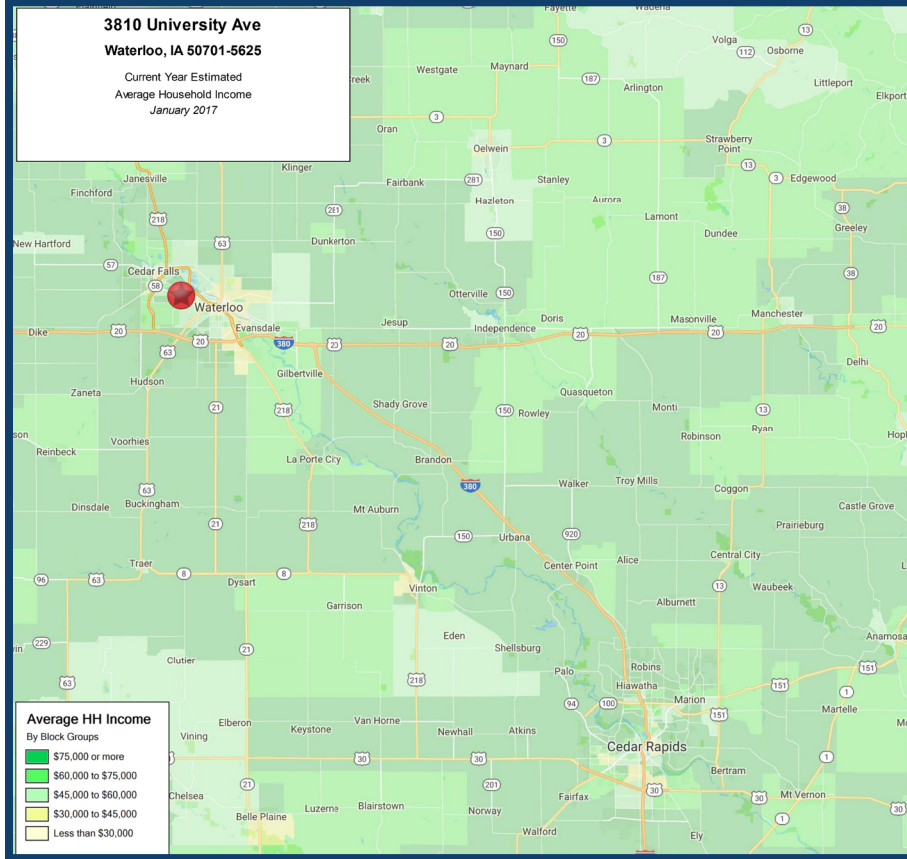
For leasing information contact

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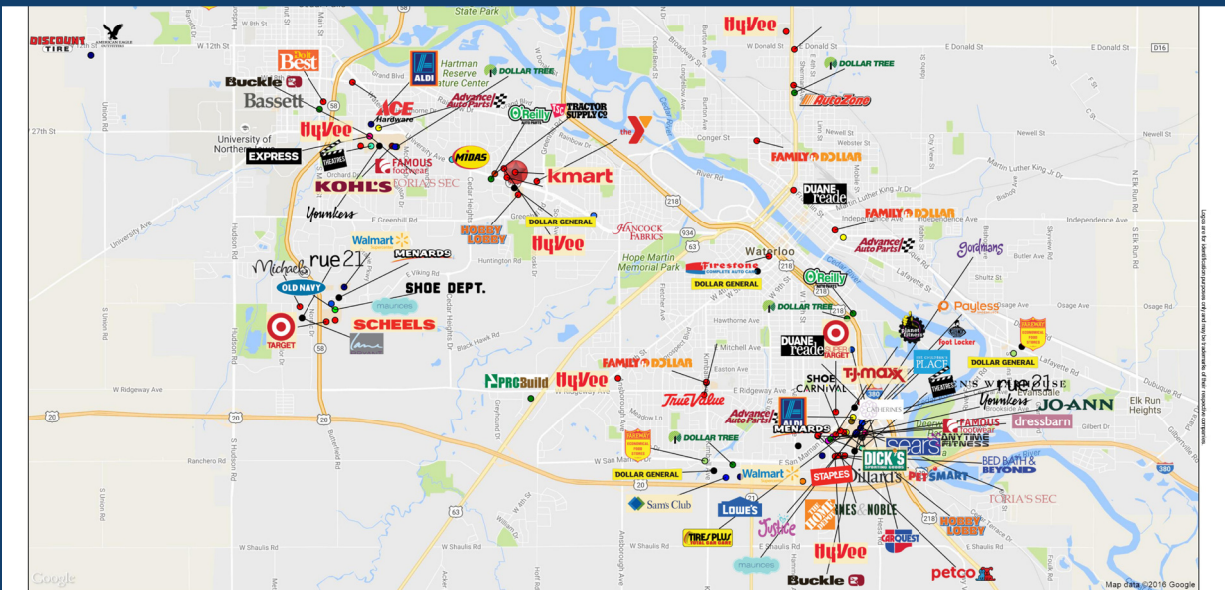
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Key Facts

- Located on the busiest thoroughfare in the Waterloo MSA. University Avenue is “the strip” for Waterloo and Cedar Falls and provides a constant flow of traffic with 23,400 cars per day. The “Avenue of the Saints,” a four-lane highway that will eventually run from St. Louis to St. Paul, passes within a few miles of the subject and has direct access from University Avenue.
- Just minutes from the Cedar Falls Industrial Park; home to over 145 businesses and over 4,200 employees.
- Excellent frontage and visibility
- Signalized intersection
- Will install new pylon sign
- Will rename the center to new anchor tenant
- Average daily traffic count is 23,400 VPD
- Trade area of 164,000 +
- Ample parking



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