

THE POINTE AT HENRY FARMS

400 W Ridgeway Avenue Cedar Falls, IA 50613



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

The Pointe at Henry Farms is a new development anchored by Fleet Farm with anchor, junior anchor, small shop and outlots available.

PROPERTY HIGHLIGHTS

- Located in the greater Cedar Falls / Waterloo Trade Area Serving a Population of over 160,000
- Located 2 miles from the University of Northern Iowa with over 12,000 students
- 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)
- Easy access from Highway 20 & State Road 58 with Exposure to Over 75,578 Vehicles Per Day

DEMOGRAPHICS	3 MILE	5 MILES
Total Population	15,886	64,164
Average HH Income	\$77,444	\$79,461
Businesses	620	2,772
Employees	12,630	38,225

TRAFFIC COUNTS	2019
Ridgeway Avenue	16,430
US Highway 58	29,622
US Highway 20	29,526

MIDLAND ATLANTIC PROPERTIES

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

MIDLANDATLANTIC.COM

NICOLE CHIMENTO DRACON

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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.

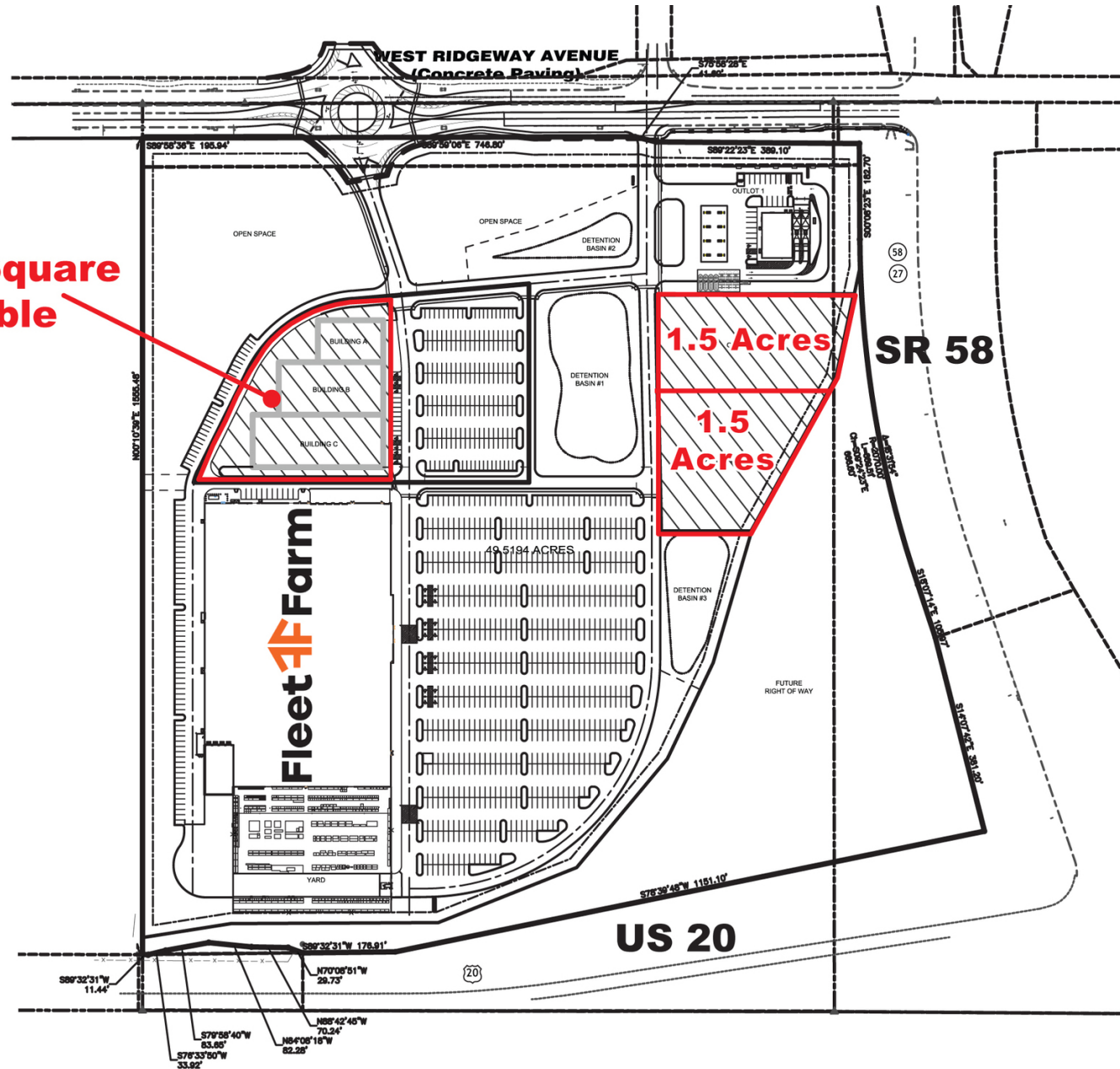
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Up to 55,000 Square Feet Available



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US 20

Up to 55,000 Square Feet Available

Fleet Farm

Parcel 2
1.54 +/- Acres

Parcel 1
1.51 +/- Acres

US 58

Ridgeway Ave.

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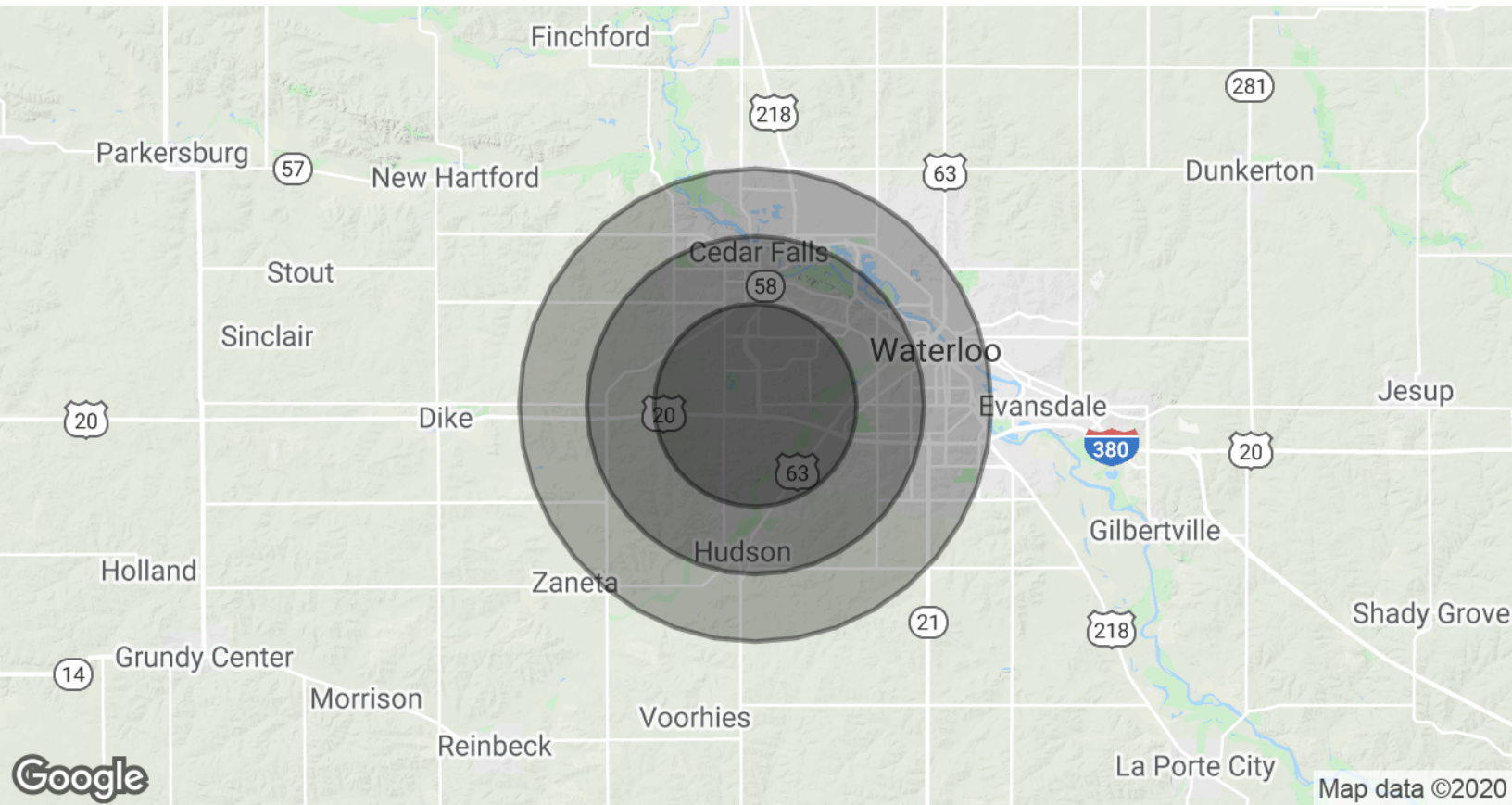


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POPULATION & HOUSING

	3 MILE	5 MILES	7 MILES
Total Population	15,866	64,164	102,734
Projected Population (2024)	15,899	63,803	103,396
Total Households	6,927	26,678	43,311
Median Home Value	\$214,746	\$180,906	\$160,399

INCOME & BUSINESS

	3 MILE	5 MILES	7 MILES
Average HH income	\$77,444	\$79,461	\$73,055
Daytime Population (16+ years)	16,901	54,952	94,831
Total Businesses	620	2,772	4,818
Total Employees	12,630	38,225	66,564

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