



## Commercial For Sale

9,424 Sqft - 3315 Williams Boulevard SW 5, Unit 5,  
Cedar Rapids, Iowa 52404



### Description

---

Great retail location facing Williams Blvd. Traffic count exceeds 12,500 cars per day. UPS Store, Edward Jones, WW, Happy Joe's Pizza, Taco Bell, Dupaco Credit Union and SS Administration are neighbors. Landlord would participate with build-out. Tenants may set operating hours. Listing agents are partial owners. Up to 3 months free base rent offered for a five-year lease with qualified tenant. 2023 CAM estimate is \$5.35/SF. Rate is first-year incentive. Second year would be \$11.50; third year to be \$12.50; fourth and fifth year to be \$13.50/SF NNN. Zoning was C-3A in former zoning code. Attachments include: Feature Sheet, Aerial and Main Floor Plan.

### Property Description

---

Great retail location facing Williams Blvd. Traffic count exceeds 12,500 cars per day. UPS Store, Edward Jones, WW, Happy Joe's Pizza, Taco Bell, Dupaco Credit Union and SS Administration are neighbors. Landlord would participate with build-out. Tenants may set operating hours. Listing agents are partial owners. Up to 3 months free base rent offered for a five-year lease with qualified tenant. 2023 CAM estimate is \$5.35/SF. Rate is first-year incentive. Second year would be \$11.50; third year to be \$12.50; fourth and fifth year to be \$13.50/SF NNN. Zoning was C-3A in former zoning code. Attachments include: Feature Sheet, Aerial and Main Floor Plan.

## Basic [Details](#)

Property Type:	<b>Commercial</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>2300362</b>
Price:	<b>\$0</b>
Beds:	<b>0</b>
Total Full Baths:	<b>0</b>
Baths:	<b>0</b>
Half Bathrooms:	<b>0</b>
Square Feet:	<b>9,424 Sqft</b>
Construction Year:	<b>2004</b>
Lot Size:	<b>1.27 Sqft</b>
Country:	<b>US</b>
State:	<b>IA</b>
County:	<b>Linn</b>
City:	<b>Cedar Rapids</b>
Zipcode:	<b>52404</b>
Unit #:	<b>5</b>
Status Category:	<b>Active</b>

## Features

<input checked="" type="checkbox"/>	Heating Fuel:	<b>Central, Gas</b>
<input checked="" type="checkbox"/>	Parking:	<b>Off Street</b>
<input checked="" type="checkbox"/>	Stories/Style	

## Address [Map](#)

Street:	<b>3315 Williams Boulevard SW 5</b>
Floor Number:	<b>0</b>
Longitude:	<b>E0° 0' 0"</b>

Latitude: **N0° 0' 0''**

## More [Information](#)

---

Office Name: **SKOGMAN REALTY COMMERCIAL**

Virtual Tour: [Click here](#)

Directions: **Williams Blvd and Edgewood Rd**

Zoning: **S-MC**

Lot Dimensions: **1.27 Acre**

LA1Agent Logon Name: **lairddoug121**

LA1Agent First Name: **Doug**

LA1Agent Last Name: **Laird**

LO1Main Office ID: **CSKN05**

PriceChangeTimestamp: **01-18-2023**

## Agent Information

---

Name: Doug Laird

Office: SKOGMAN REALTY COMMERCIAL

## Additional Details

---

Stories/Style:

Listing Date: 01/18/2023

Directions: Williams Blvd And Edgewood Rd

Lot Dimensions: 1.27 Acre