

# 1531 32ND ST. NE

1531 32ND ST. NE, CEDAR RAPIDS, IA 52402

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1531 32ND ST NE in Cedar Rapids, IA. This well-managed retail or office space has strong visibility on the SW corner of 32nd Street NE & Oakland Road NE. The building is in an established area with great on-site parking, over 40 spaces. The 8,200 SF building sits near the heart of the Cedar Rapids business district and is ready for its next generation of retail. This property is a well-known retail staple of the Cedar Rapids community for years and offers landmark recognition & captivating signage. Give our Linn County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity. This is the perfect opportunity to grow your business' footprint in eastern Iowa.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Available SF:	
Building Size:	8,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,457	35,463	67,223
Total Population	11,677	76,662	151,025
Average HH Income	\$67,961	\$72,056	\$78,367

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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PLANS



It turns out, you don't have any Plans Published!

(be sure to "Publish on Website and Docs" in the [Plans Tab](#))

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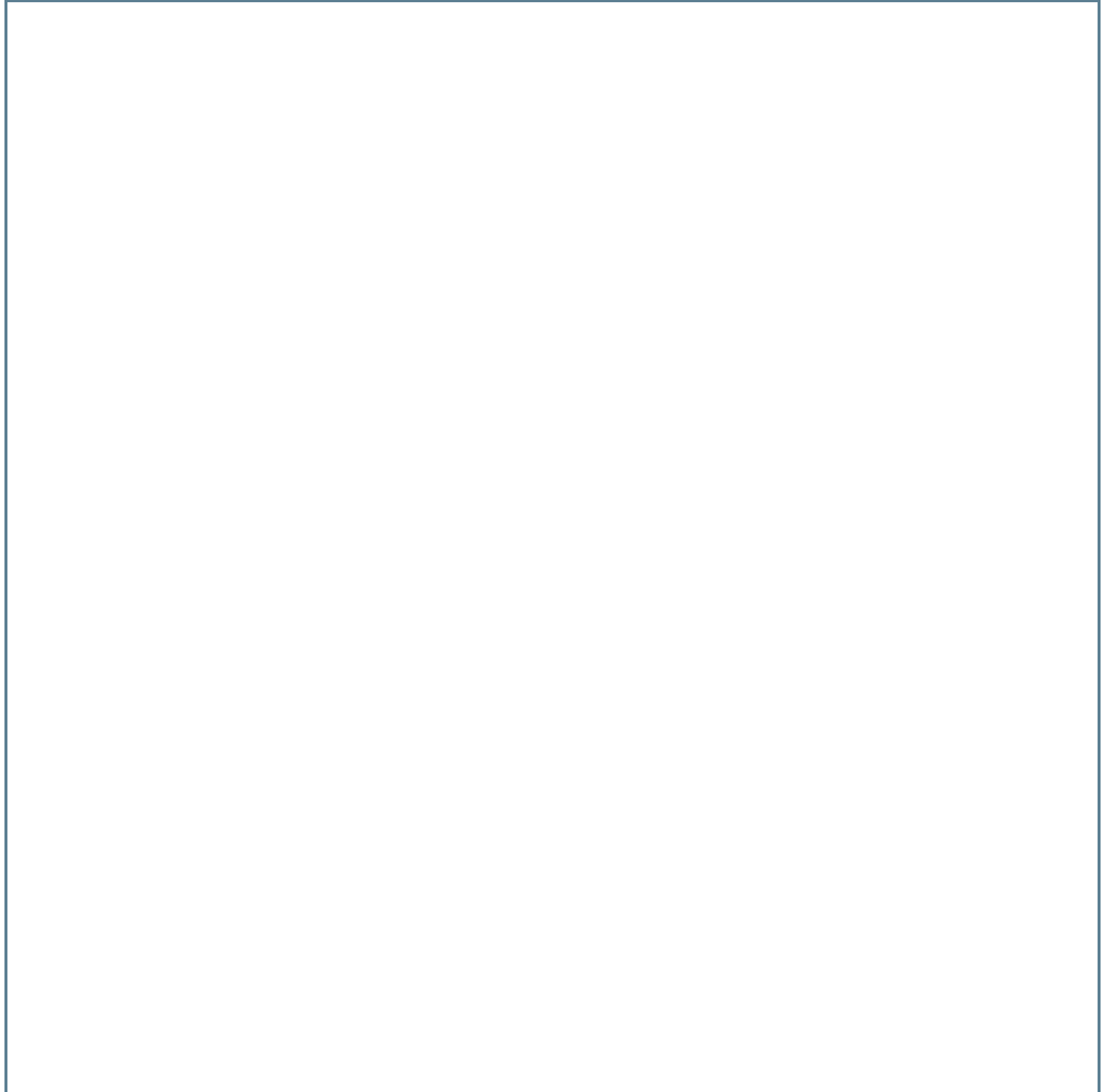
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RETAILER MAP



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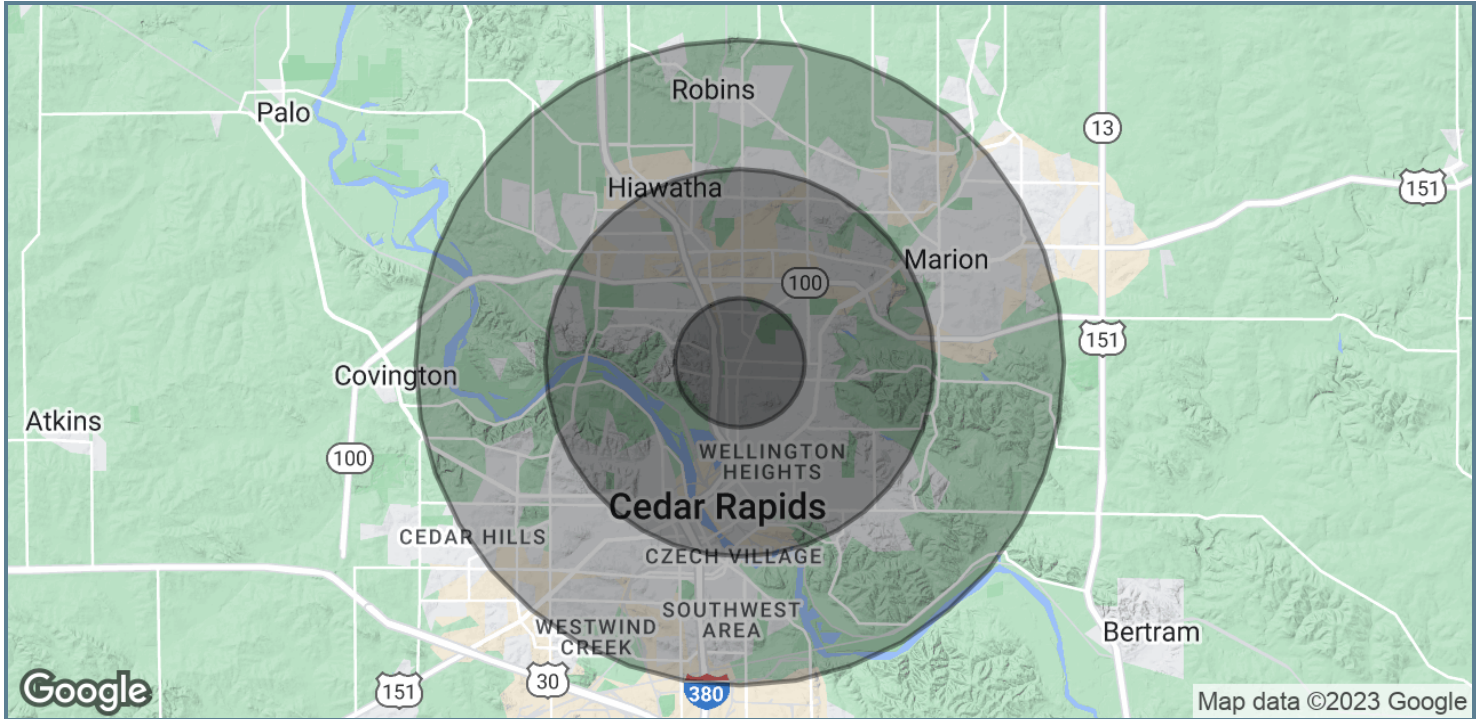
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,677	76,662	151,025
Average Age	37.1	38.3	38.5
Average Age (Male)	35.9	37.5	37.7
Average Age (Female)	40.0	39.8	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,457	35,463	67,223
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$67,961	\$72,056	\$78,367
Average House Value	\$148,467	\$147,849	\$163,969

\* Demographic data derived from 2020 ACS - US Census

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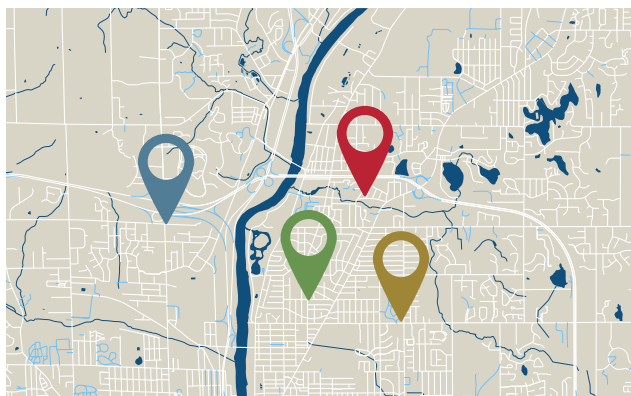
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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

847-904-9200  
2500 Lehigh Avenue, Glenview, IL 60026  
[info@legacypro.com](mailto:info@legacypro.com)