



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

FOR LEASE / SALE

Crossing Point Plaza

2060 Sovia Drive / Waterloo, Iowa

1655 E San Marnan Drive / Waterloo, Iowa



Newly Renovated Shopping Center Waterloo, Iowa

Property Highlights

- Located in the heart of the Cedar Valley's retail district, conveniently located along East San Marnan Drive near the I-380/US 218 interchange
- Situated on over 17 acres, offering retail suites from 1,740 SF to 18,120 SF and outlots from 0.79 acres to 1.15 acres
- Tenant Improvement Allowance available for qualifying tenants
- Existing businesses include Athletico, UnityPoint Urgent Care, Carlos O'Kellys, Planet Fitness, Kwik Star, Freddy's Steakburgers and Aaron's.



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Site Map



Available Suites / Outlots

	SIZE	RATE
Suite A	3,900 SF	\$24.00/PSF
Suite C	1,800 SF	\$20.00/PSF
Suite D	1,740 SF	\$20.00/PSF
Suite E	18,120 SF	\$9.00/PSF
Suite F	17,520 SF	\$9.00/PSF
Suite G	5,752 SF	\$16.00/PSF
Outlot A	1.15 AC	\$12.00/PSF
Outlot B	0.90 AC	\$12.00/PSF
Outlot C	0.72 AC	\$12.00/PSF



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Retail Map



Demographics

	1 Mile	3 Mile	5 Mile
Population	6,648	50,148	77,145
AVG. HH Income	\$50,337	\$53,854	\$55,857
Total Households	2,909	21,010	32,202

Traffic Counts

San Marnan Drive: 17,900 VPD
 La Porte Road: 10,900 VPD

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