

For Sale  
**Land**  
1.01 Acres



## CVS Excess Ground

3460 18TH Avenue SW  
Cedar Rapids, Iowa 52404

### Property Highlights

- Located of the corner of 16th Avenue and Edgewood Road
- Next to CVS Pharmacy, Dunkin Donuts, and O'Rilly Auto Parts

### Property Description

Lot 2 of Cedar Rapids Rx First Additional. The property has a partially paved asphalt parking lot. The site is zoned Suburban Mixed Use Community Center and will allow Commercial, Mixed Use or Multi Family Development.

#### OFFERING SUMMARY

Sale Price	\$90,000
Lot Size	1.01 Acres
Property Parcel #	13361-01013-00000

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	9,723	\$48,450
3 Miles	55,400	\$55,359
5 Miles	100,525	\$60,631

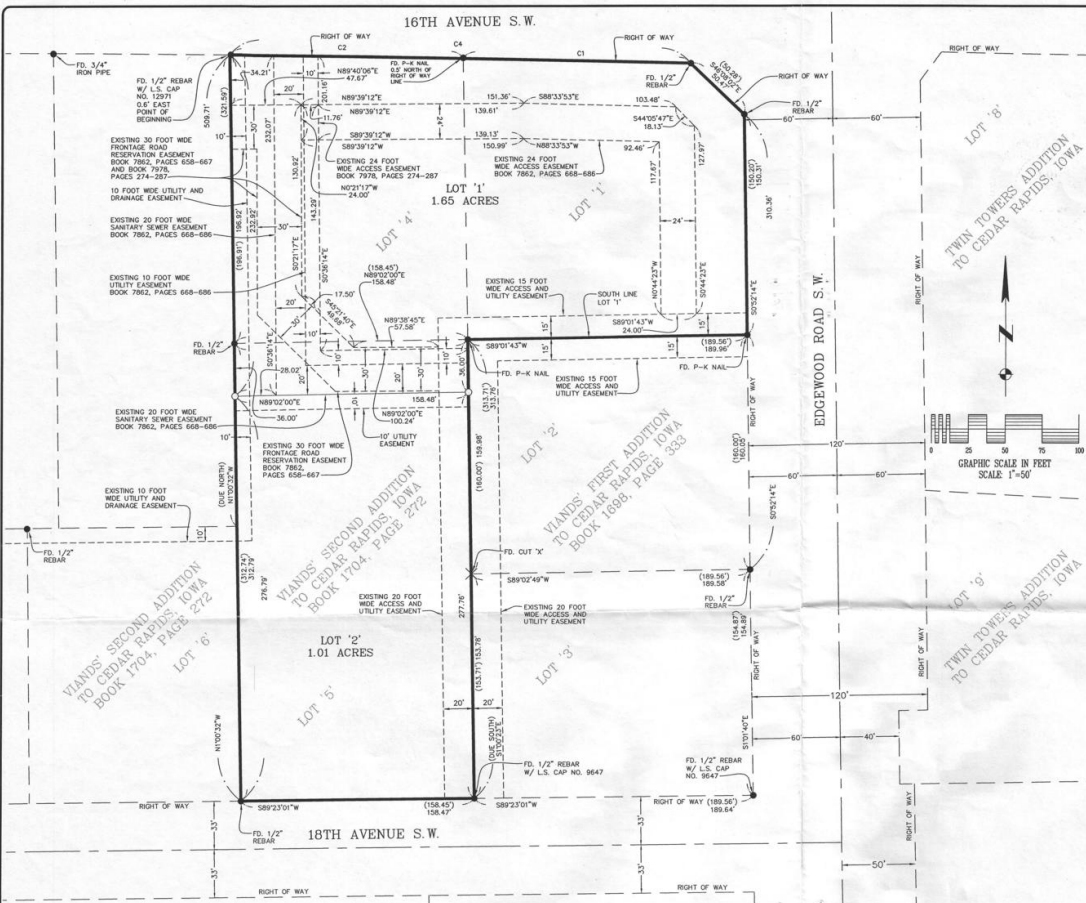
For more information

**Jeremy Tipton, CCIM, Broker Associate**

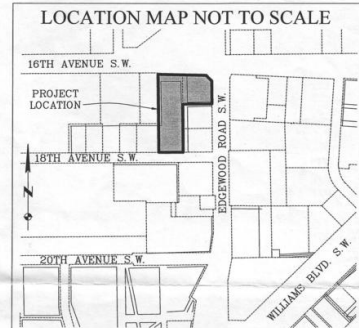
O: 319 378 6891 | C: 319 551 2079  
jtipton@iowarealty.com

# Plat Survey - Cedar Rapids Rx First Addition

Doc ID: 019485440037 Type: GEN  
Recorded: 11/17/2011 at 08:18:38 AM  
Page: 1 of 37  
Linn County, Iowa  
JUN REC'D PLAT RECORDER  
**8116 PG 295-331**



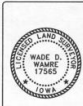
## FINAL PLAT CEDAR RAPIDS Rx FIRST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA



**LEGAL DESCRIPTION:**  
LOT ONE, WANDS' FIRST ADDITION TO CEDAR RAPIDS, IOWA AS RECORDED IN WARRANTY DEED BOOK 7598, PAGE 142 IN THE OFFICE OF THE LINN COUNTY RECORDER.  
AND  
LOT FOUR AND LOT FIVE, WANDS' SECOND ADDITION TO CEDAR RAPIDS, IOWA AS RECORDED IN WARRANTY DEED BOOK 7598, PAGES 139-141 IN THE OFFICE OF THE LINN COUNTY RECORDER.  
SAID PARCEL CONTAINS 2.66 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
PROPRIETOR: IOWA CVS PHARMACY, L.L.C.  
SAID PARCELS TO BE KNOWN AS LOT '1' AND LOT '2', CEDAR RAPIDS Rx FIRST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA.

*W.D. WALTERS*  
SIGNATURE OF OWNER DATE

OWNER:  
IOWA CVS PHARMACY, L.L.C.  
c/o CVS CAREMARK CORPORATION  
ONE CVS DRIVE, WOONSOCKET, RI 02895  
ATTN: PROPERTY ADMINISTRATION-STORE #8443  
PREPARED FOR: SURVEYOR:  
FIRST EQUITY GROUP, LLC  
% ANNE WALTERS  
150 N. WACKER DR., SUITE 1717  
CHICAGO, IL 60606  
(312)-857-7008  
anne@equitygroup.com  
WADE D. WALTERS, L.S.  
1850 BOYSON ROAD  
HAWAIIA, IOWA 52233  
(319)-362-9548



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
Signed: *Wade D. Walters* Date: *6/29/11*  
My license renewal due on December 31, *2012*  
Pages or sheets covered by this seal: *1*  
EXCEPT PROJECT LOCATION MAP

SURVEY FIELD WORK PERFORMED:  
7/13/09

TOTAL AREA:  
2.66 ACRES

Curve Table					
Curve	Delta	Tangent	Length	Radius	Chord
C1	0° 23' 16"	77.35'	154.70'	22860.00'	154.70'
C2	0° 23' 50"	79.27'	158.53'	22860.00'	158.53'
C3	0° 23' 53"	79.27'	158.54'	22820.00'	158.54'
C4	0° 47' 06"	156.62'	313.24'	22860.00'	313.23'
Curve Table Recorded					
Curve	Delta	Tangent	Length	Radius	Chord
C1	—	—	—	22858.30'	154.71'
C2	—	—	—	158.52'	22858.30'

### SURVEY LEGEND

- SET 5/8" REBAR W/ ORANGE L.S. CAP NO. 17565
- FOUND SURVEY MONUMENT AS NOTED
- ✕ CUT "X" IN CONCRETE
- ( ) RECORD MEASUREMENT
- EASEMENT LINE
- PLAT OR SURVEY BOUNDARY
- PLAT LOT LINE
- CENTERLINE
- SECTION LINE
- EXISTING LOT LINE

NOTE:  
PLACEMENT OF ABOVE-GROUND UTILITY STRUCTURES ARE PROHIBITED WHERE UTILITY EASEMENTS CROSS SEWER, WATER, DRAINAGE, OR ACCESS EASEMENTS.  
THE ACCESS TO EDGEWOOD ROAD S.W. FOR LOT '1' IS TO BE AT THE CURRENT LOCATION AND IS TO BE RECONSTRUCTED AS A RIGHT-IN/RIGHT-OUT CONNECTION AT SUCH TIME AS DEEMED NECESSARY BY THE CITY.  
EXISTING TEMPORARY ACCESS CONNECTION TO 16TH AVENUE S.W. ON THE EAST LINE OF LOT '4', WANDS' SECOND ADDITION SHALL BE CLOSED UPON CONSTRUCTION OF A FRONTAGE ROAD AND PERMANENT ACCESS FOR THE SITE.

Revision	Description
Revision	Number & Date
<b>HALL &amp; HALL ENGINEERS, INC.</b> 100 First Avenue NE Cedar Rapids, Iowa 52401 Phone: 319.378.6891 Fax: 319.378.6892 www.hall-engineers.com	
<b>FINAL PLAT</b> <b>CEDAR RAPIDS Rx FIRST ADDITION</b> IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA	
Designed by	DLK
Drawn by	DLK
Checked by	DLK
Date:	6/28/11
Field Book No:	180
Scale:	1"=50'
Sheet:	1 of 1
Project Number:	9314

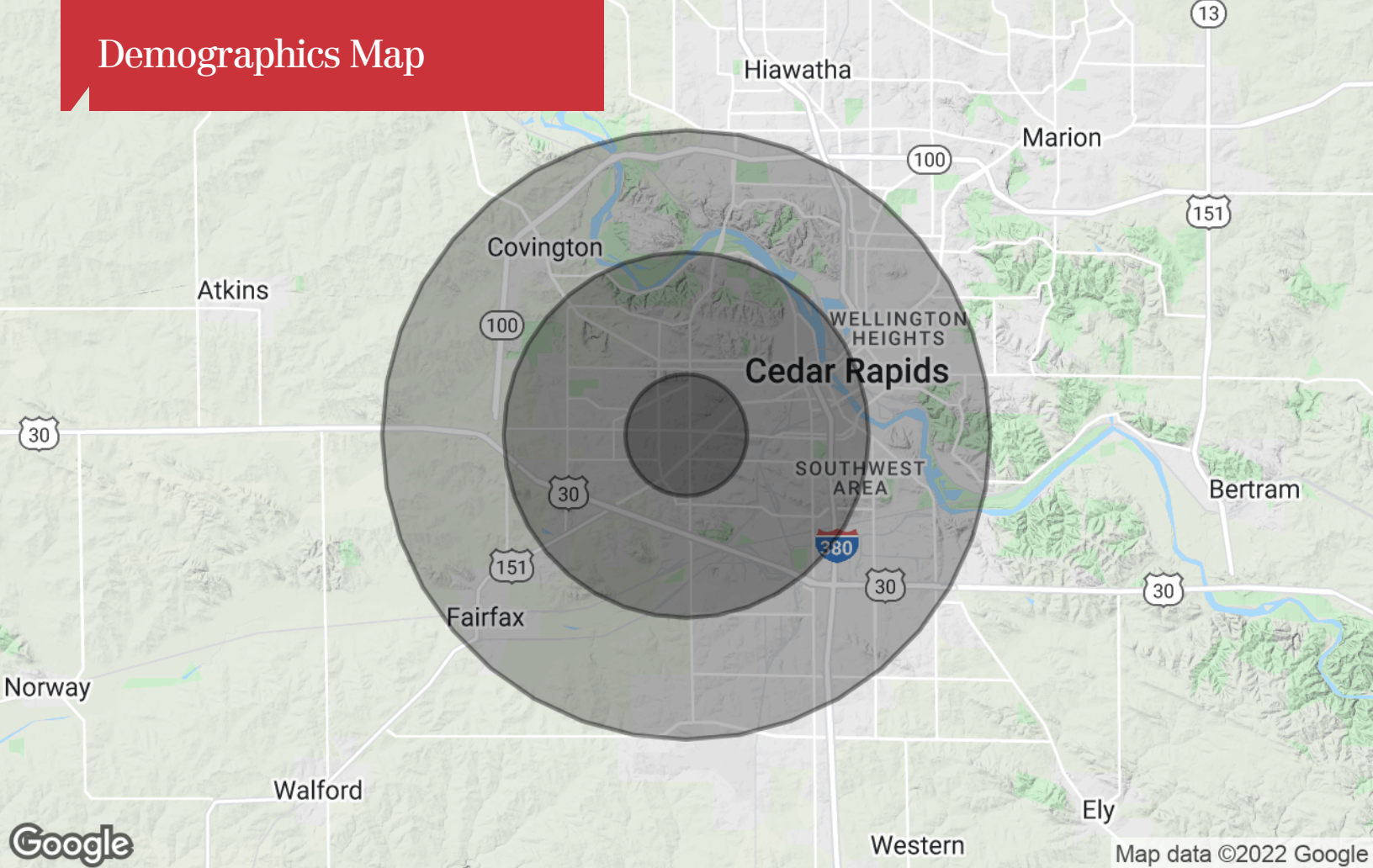


# Location Maps





# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,723	55,400	100,525
MEDIAN AGE	35.7	35.9	35.5
MEDIAN AGE (MALE)	33.4	34.1	34.1
MEDIAN AGE (FEMALE)	37.8	37.0	36.5

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,315	23,563	42,151
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$48,450	\$55,359	\$60,631
AVERAGE HOUSE VALUE	\$126,229	\$133,164	\$133,361

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	91.7%	91.5%	90.2%
% BLACK	4.7%	4.7%	5.9%
% ASIAN	1.8%	1.8%	2.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.3%	0.3%
% OTHER	1.6%	1.6%	1.4%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.7%	2.8%	2.7%

\* Demographic data derived from 2010 US Census