



**LH** 2016 Cedar Plaza Dr.  
Muscatine, Iowa

**Property Features**

- Approximately 1,500 SF (24.5 x 60 ft) available for lease in popular Cedar Plaza
- Plaza offers easy access from highly traveled U.S.-61 and Highway 22
- Convenient proximity to various amenities, including Fareway, Dollar General, BP Gas, Muscatine High School, Discover Park Playground, and more
- Plaza offers building signage, large parking lot, (5 spots per 1000 SF) with employee parking conveniently located at the rear of the building
- Plaza also features a strong co-tenant mix with Subway, China Garden, and Perfect Nails and Tan
- Unit is well designed and was previously a chiropractic office. It features an inviting reception area, 7 versatile rooms suitable for offices or treatment rooms, well-maintained restroom, mechanical room, and designated space for washer/dryer
- To further enhance your business's visibility, there are grant funds available for signage and infrastructure improvements



**DETAILS**

AVAILABLE SF:	1,500 SF
PRICE PER SF:	\$2,225/MONTHLY GROSS
LOCATION:	CEDAR PLAZA STRIP CENTER
PARKING:	LARGE LOT (5 SPOTS PER 1,000 SF)
BEST/MOST PRACTICAL USE:	RETAIL, OFFICE, MEDICAL

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

UPDATED: 8/01/22



**SHAWN LANGAN**

*Vice President/Director*

DIRECT: 563.823.5113

CALL OR TEXT: 563.343.6597

EMAIL: [slangan@ruhlcommercial.com](mailto:slangan@ruhlcommercial.com)



**PETE HADJIS**

*Sales Manager/Vice President*

OFFICE: 563.355.4000

CALL OR TEXT: 319.640.0527

EMAIL: [phadjis@ruhlcommercial.com](mailto:phadjis@ruhlcommercial.com)

