

80/380 COMMERCE PARK

100 VILLAGE DRIVE | TIFFIN, IA - IOWA CITY, IOWA MSA

RETAIL FOR LEASE



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WAKEFIELD**

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RETAIL FOR LEASE

1,539 SF - 8,400 SF AVAILABLE

LEASE RATE: *Negotiable*

PROPERTY OVERVIEW

- Retail space for lease in Tiffin's newest mixed-use community development
- Construction beginning August 2023
- Multiple configurations available
- Tiffin is currently one of the fastest-growing cities in the state of Iowa
- Current Co-Tenants: Kum & Go, Moove In Storage, Village Pointe Apartments, The Hunt Club Apartments, Senior Housing Development

SUITE #	SF	AVAILABILITY	PRICE / SF
100	1,680 SF	Available	<i>Negotiable</i>
200	1,677 SF	Available	<i>Negotiable</i>
300	1,539 SF	Available	<i>Negotiable</i>
400	1,680 SF	Available	<i>Negotiable</i>
500	1,680 SF	Available	<i>Negotiable</i>

LOCATION OVERVIEW

Located near the north side of I-80 one exit West of the I-80 & I-380 interchange. Conveniently located near Coralville, Iowa City, North Liberty, and the University of Iowa. Easy access to I-80 with incredible visibility from the new I-80 & I-380 interchange.

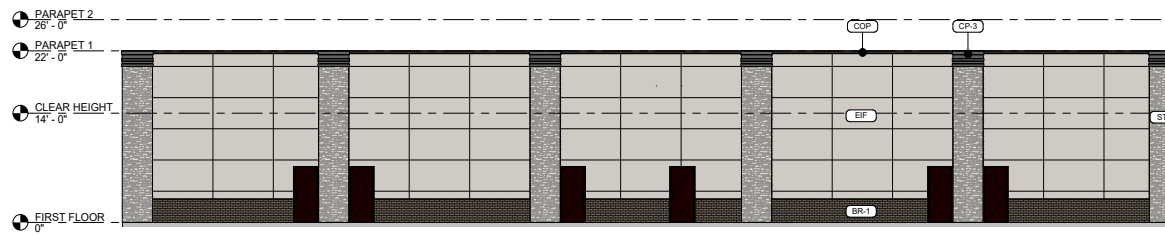
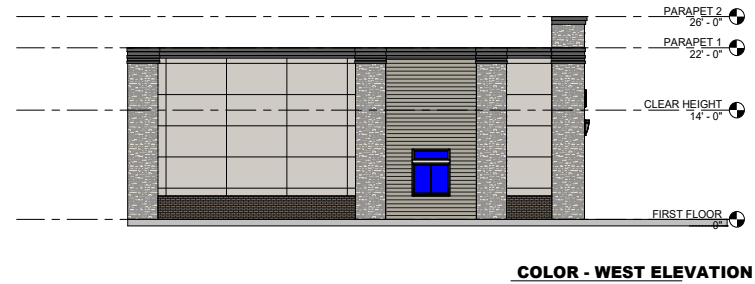
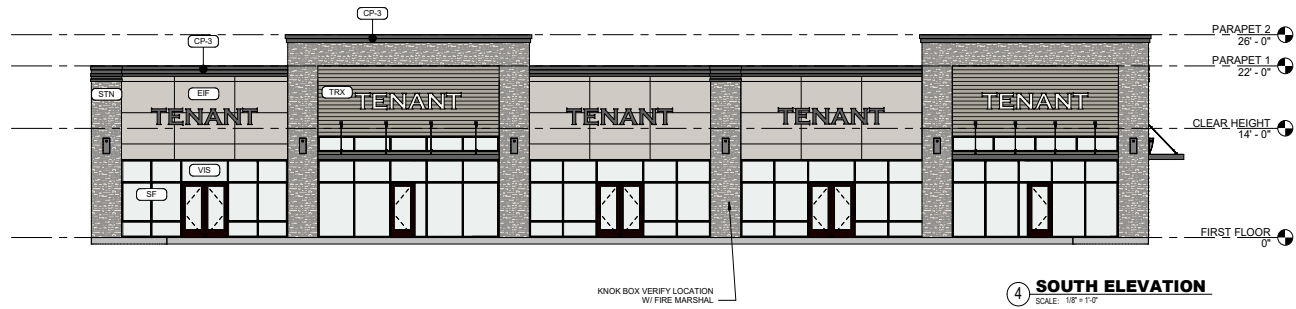
PRELIMINARY FLOOR PLAN / AVAILABILITY



SUITE #	SF	AVAILABILITY	PRICE / SF
100	1,680 SF	Available	Negotiable
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500	1,680 SF	Available	Negotiable

8,256 SF
FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

ELEVATIONS



EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BR-1	4"x8" BRICK, RUNNING BOND, VELOUR, DARK TAN, NATURAL MORTAR
COP	METAL COPING, PREFINISHED BRASS METAL, COLOR: FIRESTONE DARK BRONZE OR SIM.
CP-3	PRE-ENGINEERED METAL COPING, FINISH: BERRIDGE DARK BRONZE (OR EQUAL)
EIF	EXTERIOR INSULATION FINISH SYSTEM, SMOOTH, COLOR: TAN
SF	T.B. ALUMINUM STOREFRONT FRAMING, ANODIZED DARK BRONZE FINISH
STN	MANUFACTURED VENEER STONE, (INSTALLED PER MFR) DRY STACKED, COLOR: TAN
TRX	$\langle \text{width} \rangle$
VIS	1" INSULATED VISION GLASS, CLEAR W/ LOW E COATING

- GENERAL EXTERIOR ELEVATION MISC. PLAN NOTES**
- H. METAL MAN DOORS & FRAMES, PAINTED TO MATCH ADJACENT EIF COLOR.
 - GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJACENT MATERIAL.
 - FASCIA & SOFFIT: METAL, PREFINISHED FIRESTONE DARK BRONZE OR SIM.
 - LIGHT FIXTURES: PREFINISHED DARK BRONZE HOUSINGS.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED BLACK.
 - CALLS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

PRELIMINARY SITE PLAN



80/380 COMMERCE PARK



NORTH LIBERTY



CORALVILLE



TIFFIN

THE HUNT CLUB
TOWNHOMES

PENDING

PENDING
VILLAGE DR

VILLAGE POINTE
APARTMENTS

SITE



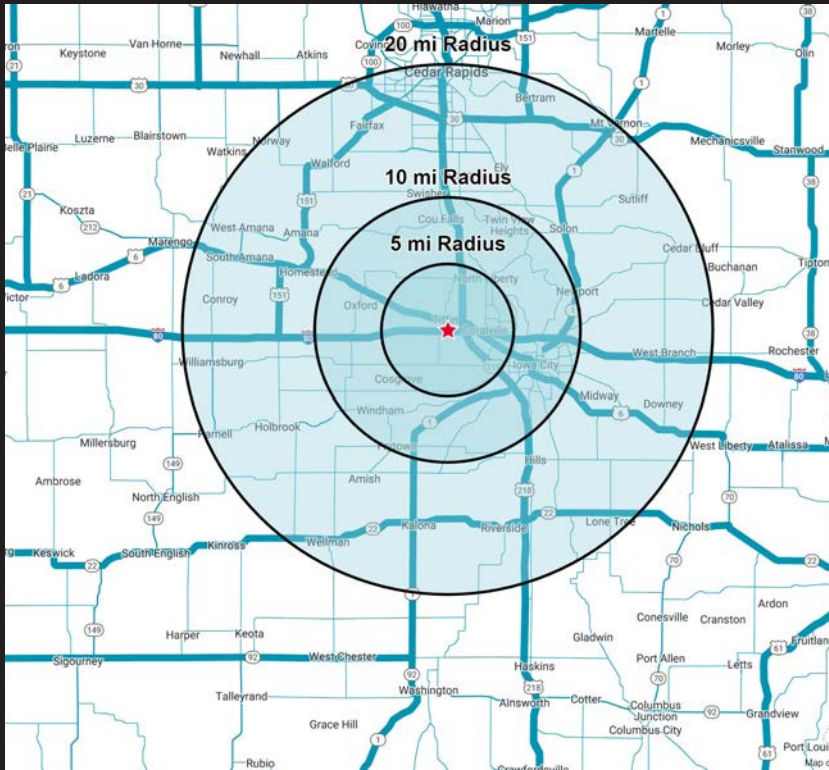
IRELAND DR



80/380 COMMERCE PARK



AREA DEMOGRAPHICS



17,785 HOUSEHOLDS

WITHIN A
5 MILE RADIUS



33,858 LABOR FORCE

WITHIN A
5 MILE RADIUS



**\$6,923
MONTHLY
HOUSEHOLD EXPENDITURE**

WITH IN A
5 MILE RADIUS

80/380 COMMERCE PARK DEMOS



**AVERAGE
HOUSEHOLD
INCOME**

**DAYTIME
POPULATION**

POPULATION

5 MILES

43,037

\$125,010

28,345

10 MILES

139,886

\$110,868

89,365

20 MILES

264,321

\$105,747

194,310

ABOUT TIFFIN

TIFFIN is located just west of the crossroads of I-80 and I-380 - known as the Avenue of the Saints. Situated in Western Johnson County, Tiffin is located on US Hwy 6 and Iowa Interstate Railroad - adjacent to North Liberty, Coralville, and Iowa City.

Tiffin is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. Within a 4-5 hour drive to major key cities of the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



TIFFIN IS ONE
OF THE FASTEST
GROWING
COMMUNITIES IN
IOWA

**72% GROWTH
SINCE 2010**



CLEAR CREEK
AMANA
SCHOOL DISTRICT

+/- 2,823 STUDENTS

ICR IOWA

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729,401
WORKFORCE
POPULATION



8.9%
EMPLOYMENT
GROWTH RATE



95%
EDUCATIONAL
ATTAINMENT



36
MEDIAN
AGE

487,106
POPULATION

\$1,227,628,806
ANNUAL GOODS EXPORT

36,816,284
300 MILE POPULATION



7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington



IOWA RANKED #1
OVERALL BEST STATE



#2 BEST COST OF
DOING BUSINESS

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80/380 COMMERCE PARK - RETAIL



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