

TIFFIN WEST

TIFFIN, IA 52340



CORALVILLE

IOWA CITY



TIFFIN



For Sale
156+ ACRES INDUSTRIAL LAND

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

2720 1st Avenue NE Suite 212
Cedar Rapids, IA 52404
Main +1 319 229 1003
iowacommercialadvisors.com

// PROPERTY FEATURES

BUILD-TO-SUIT OPTIONS AVAILABLE

- 156+ acre development along I-80 in Tiffin, Iowa
- Tiffin is one of the fastest growing communities in Iowa, with a growth of 54% since 2010
- Centrally located within the Midwest
- Located at the I-80 and I-380 Interchange
- Potential for industrial and commercial
- Located on the western edge of the Iowa City MSA
- Within minutes of Coralville, Iowa City, the University of Iowa, & North Liberty
- Subdivided options available - contact agent for additional information and impact to asking price



// SITE AERIAL



SITE



63,700 VPD

HyVee

UNIVERSITY of IOWA
HOSPITALS & CLINICS
University of Iowa Health Care

Walmart

INTERSTATE
380

COSTCO
WHOLESALE

CORAL RIDGE
MALL

THE UNIVERSITY
OF IOWA

IOWA CITY

UNIVERSITY of IOWA
HOSPITALS & CLINICS
University of Iowa Health Care

CORALVILLE

PINSEEKERS
FOUNDED BY WOLFE

Homemakers
FURNITURE, MATTRESSES & ACCESSORIES

THEISEN'S
HOME • FARM • AUTO

ABC
Supply Co. Inc.

FRIDLEY
THEATRES

TIFFIN

IRELAND DR

Kum & Go

MORTON
BUILDINGS

INTERSTATE
80



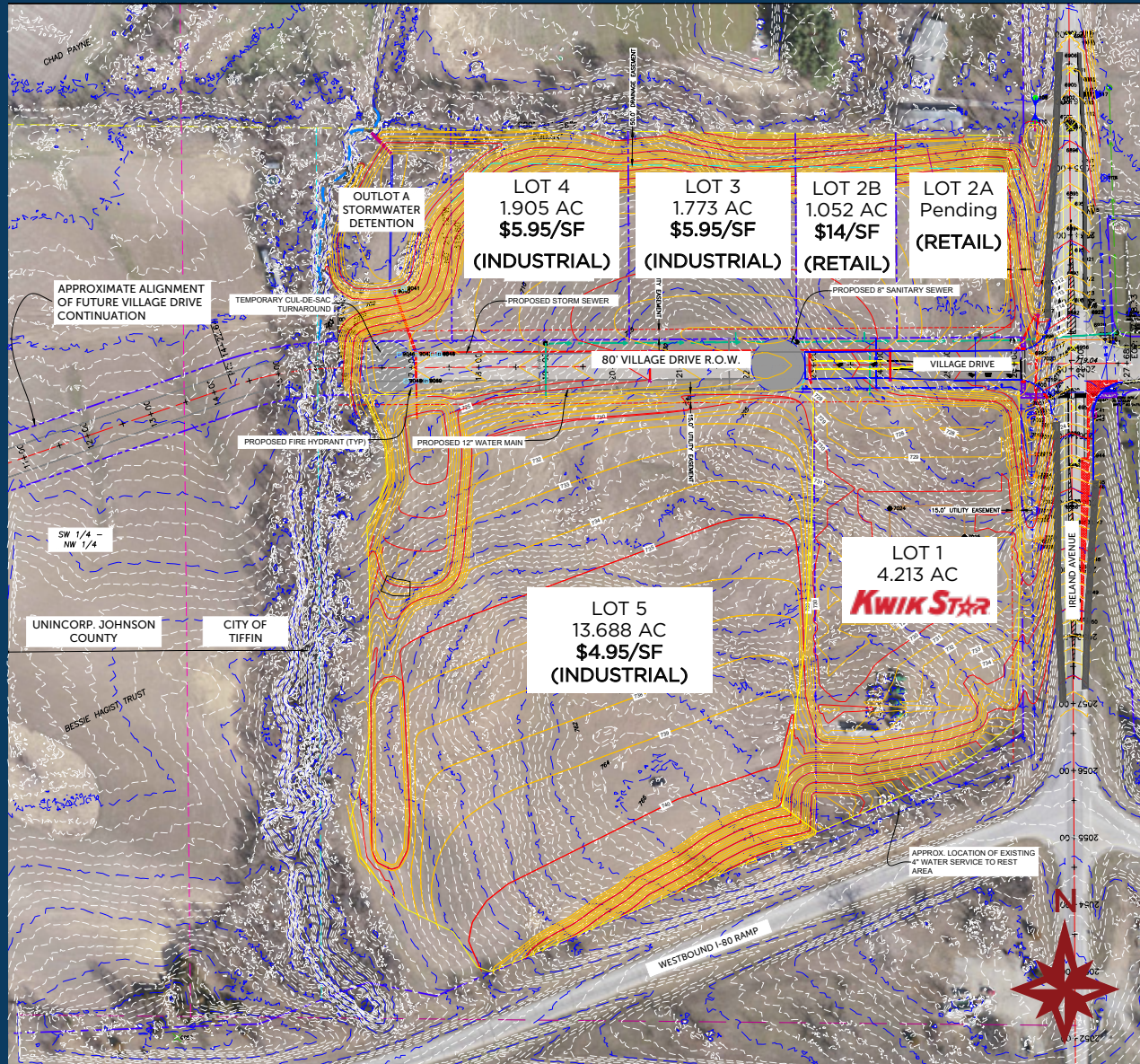
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// PRELIMINARY PHASE 1 PLAT



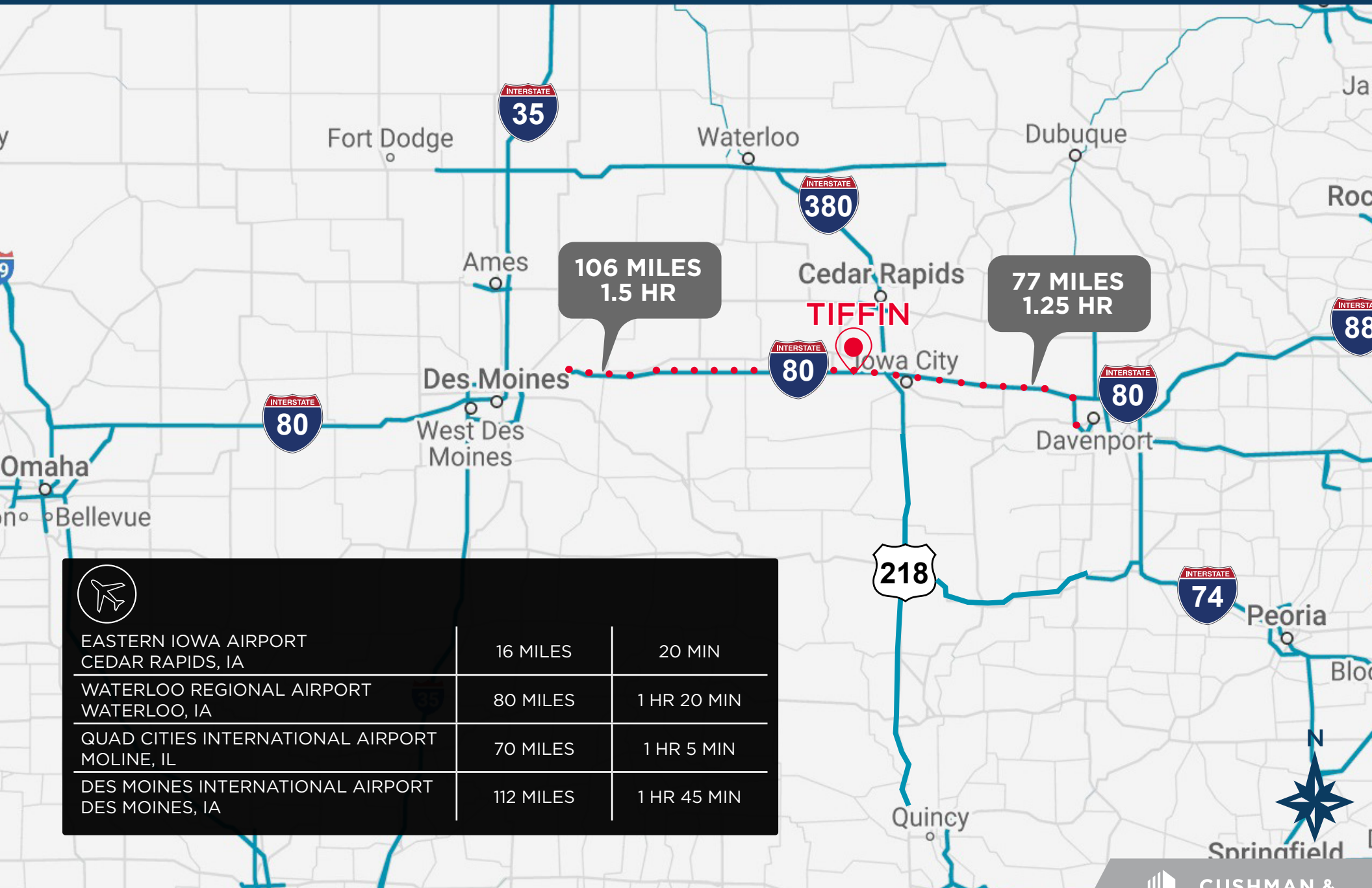
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Google Earth

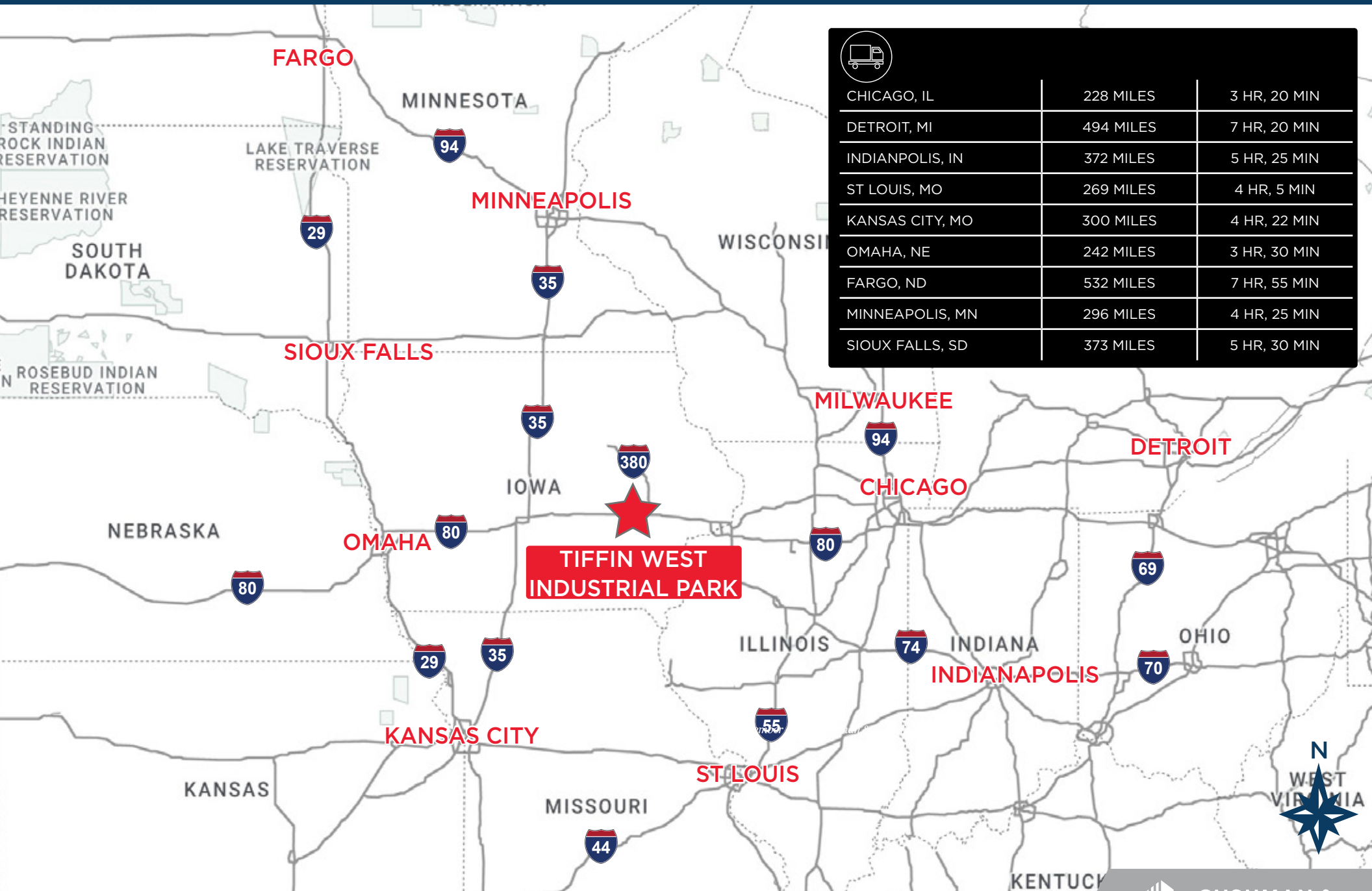
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EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	16 MILES	20 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	80 MILES	1 HR 20 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	70 MILES	1 HR 5 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	112 MILES	1 HR 45 MIN

// GEOGRAPHIC LOCATION



		
CHICAGO, IL	228 MILES	3 HR, 20 MIN
DETROIT, MI	494 MILES	7 HR, 20 MIN
INDIANAPOLIS, IN	372 MILES	5 HR, 25 MIN
ST LOUIS, MO	269 MILES	4 HR, 5 MIN
KANSAS CITY, MO	300 MILES	4 HR, 22 MIN
OMAHA, NE	242 MILES	3 HR, 30 MIN
FARGO, ND	532 MILES	7 HR, 55 MIN
MINNEAPOLIS, MN	296 MILES	4 HR, 25 MIN
SIOUX FALLS, SD	373 MILES	5 HR, 30 MIN

TIFFIN WEST INDUSTRIAL PARK

// DEMOGRAPHIC RANGE



MEDIAN AGE
33 - 34 - 34



TOTAL POPULATION
2,106 - 7,340 - 42,848



DAYTIME POPULATION
1,433 - 8,289 - 37,835



TOTAL HOUSEHOLDS
935 - 2,977 - 16,767



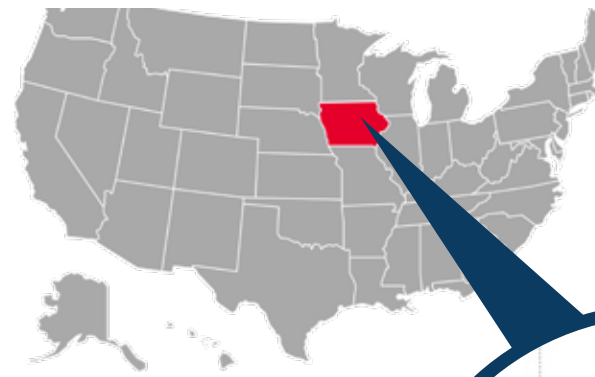
FAMILY HOUSEHOLDS
935 - 2,977 - 16,767



AVERAGE HOUSEHOLD INCOME
\$109,895 - \$99,864 - \$117,026



ICR IOWA



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



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

7 COUNTIES

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

487,106
POPULATION

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

36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



**RANKED #2 BEST COST
OF DOING BUSINESS**

TIFFIN WEST

TIFFIN, IA 52340

FOR MORE INFORMATION CONTACT

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*ownership entity includes a licensed real estate agent in the State of Iowa



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