

1,417 SF AVAILABLE

675

PACHA PKWY SUITE D

NORTH LIBERTY, IA 52317



**RYAN FITZPATRICK**  
Senior Vice President  
+1 319 431 1898  
rfitzpatrick@iowaca.com

**PARKER RIDGE**  
Associate  
+1 641 226 9983  
pridge@iowaca.com

**CHLOE MARZEN**  
Business Analyst  
**OLIVIA CHRISTIANSON**  
Marketing Specialist





# HIGHLIGHTS



**BASE RENT: \$19.95 PSF NNN  
EST. OPEX: \$11.43 PSF**



**1,417 SF AVAILABLE**



**EASILY CONVERTIBLE FOR A VARIETY  
OF USES**



**LOCAL AND NATIONAL RETAILERS  
AND RESTAURANTS NEARBY**



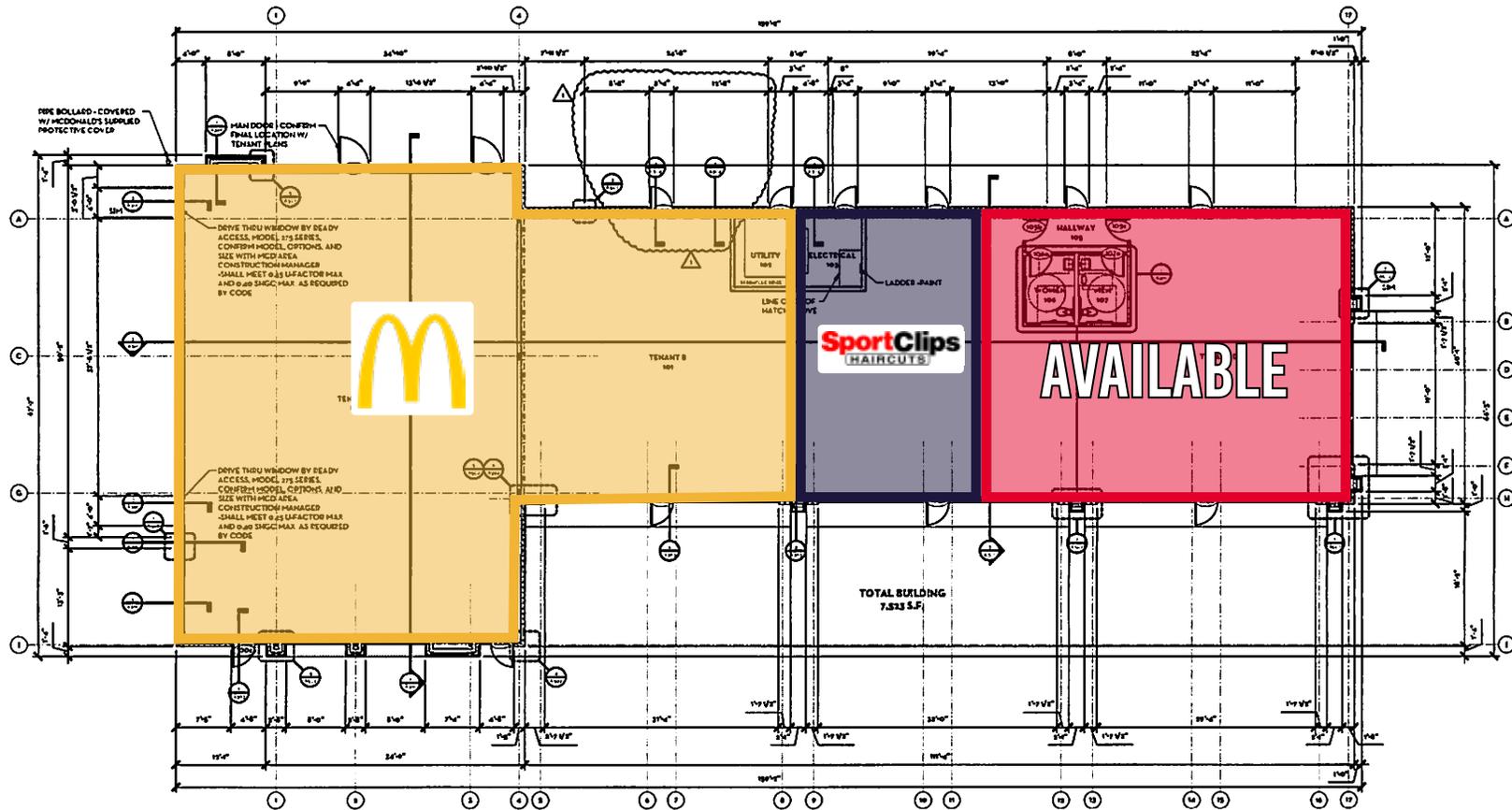
**LOCATED OFF THE HEAVILY TRAVELED  
HWY 965 WITH SIGNAGE OPPORTUNITIES**



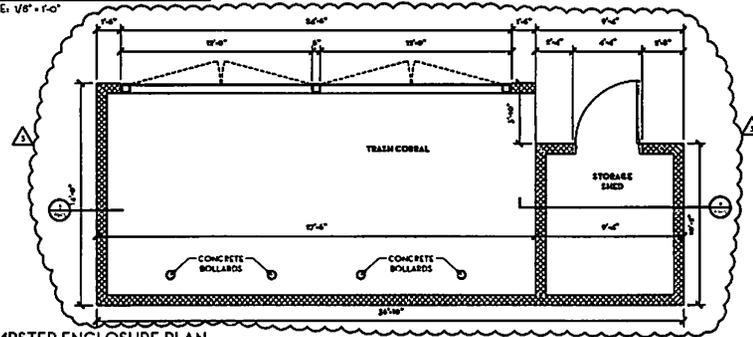
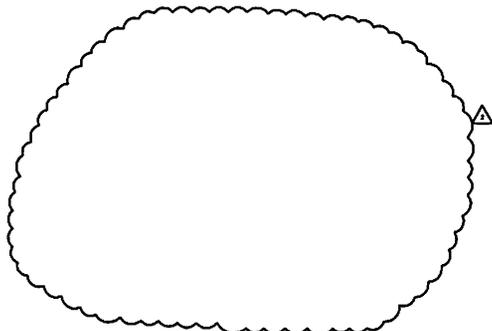
**EASY ACCESS TO I-380 AND HWY 965**



# FLOOR PLAN



1 MAIN LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 DUMPSTER ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"

# RETAIL AERIAL

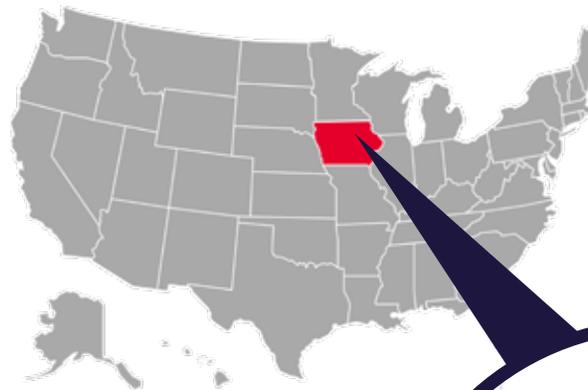






# ICR IOWA

North Liberty 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**

# CONTACT

## RYAN FITZPATRICK

Senior Vice President  
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Associate  
+1 641 226 9983  
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## CHLOE MARZEN

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## OLIVIA CHRISTIANSON

Marketing Specialist

2720 1st Ave NE Suite 212, Cedar Rapids, IA, 52402  
+1 319 229 1003 | iowacommercialadvisors.com

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# 675

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**NORTH LIBERTY, IA 52317**

**HUNTER**  
Companies

**CUSHMAN & WAKEFIELD**  
Iowa Commercial Advisors