

TIFFIN WEST

TIFFIN, IA 52340



IOWA CITY

CORALVILLE



For Sale
INDUSTRIAL LAND | LOTS 3-5

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 HIGHLIGHTS

INDUSTRIAL LOTS AVAILABLE

PRICE: \$5.95/SF

ZONING: M-1

- Tiffin is one of the fastest growing communities in Iowa, with an increase of 54% since 2010
- Located at the I-80 & I-380 Interchange
- Located near the University of Iowa and University of Iowa Hospital and Clinic
- Conveniently located on the western edge of the Iowa City MSA
- Within minutes of Coralville, Iowa City, and North Liberty
- Subdivided options available - contact agent for additional information and impact to asking price

LOT #	SIZE	ZONING	PRICE	STATUS
3	1.773	M-1	\$5.95/SF	AVAILABLE
4	1.905	M-1	\$5.95/SF	AVAILABLE
5	13.688	M-1	\$5.95/SF	AVAILABLE



// SITE AERIAL

NORTH LIBERTY



TIFFIN

IRELAND DR



SITE

63,700 VPD



CORALVILLE



IOWA CITY



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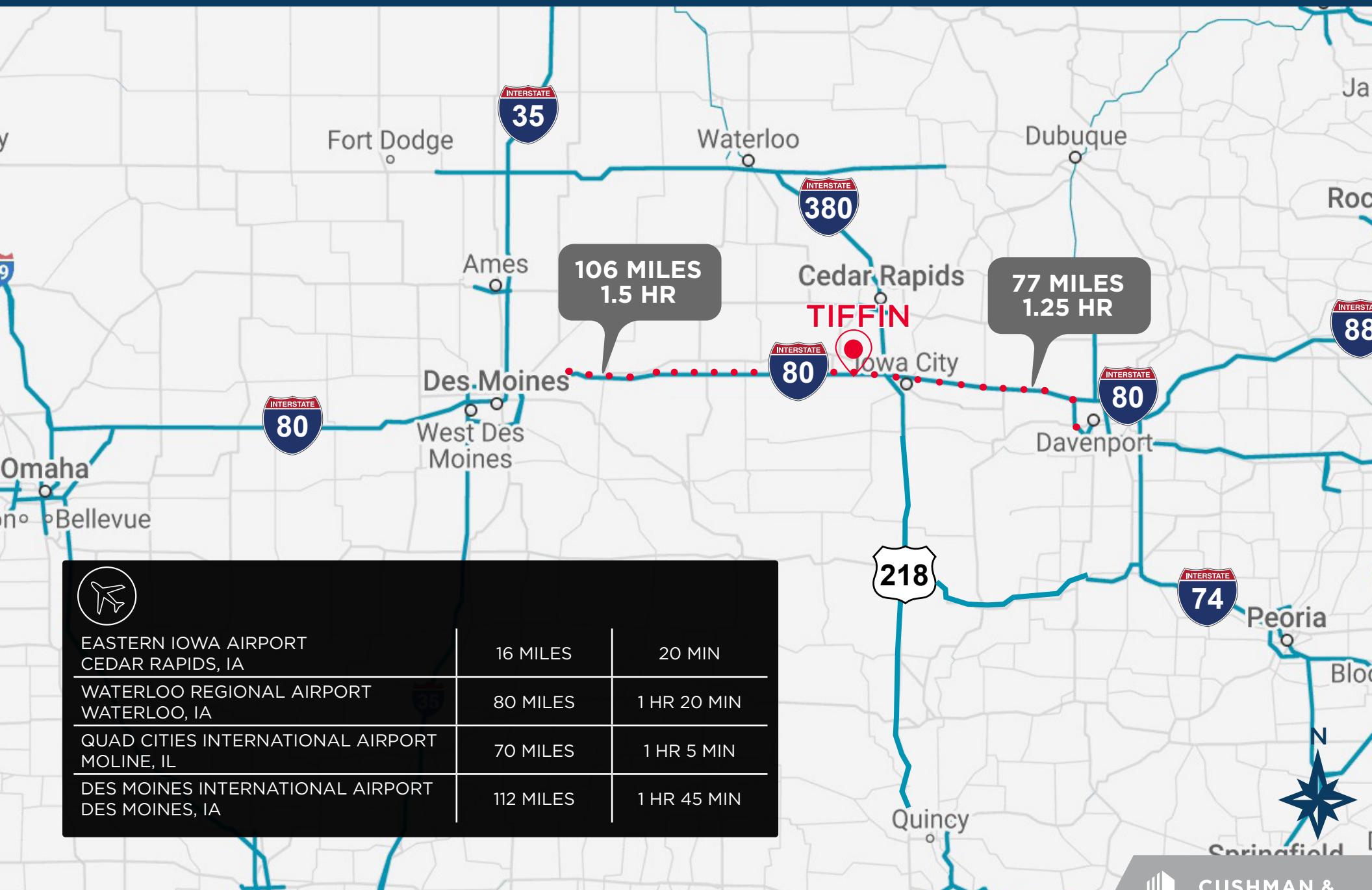
// SITE AERIAL



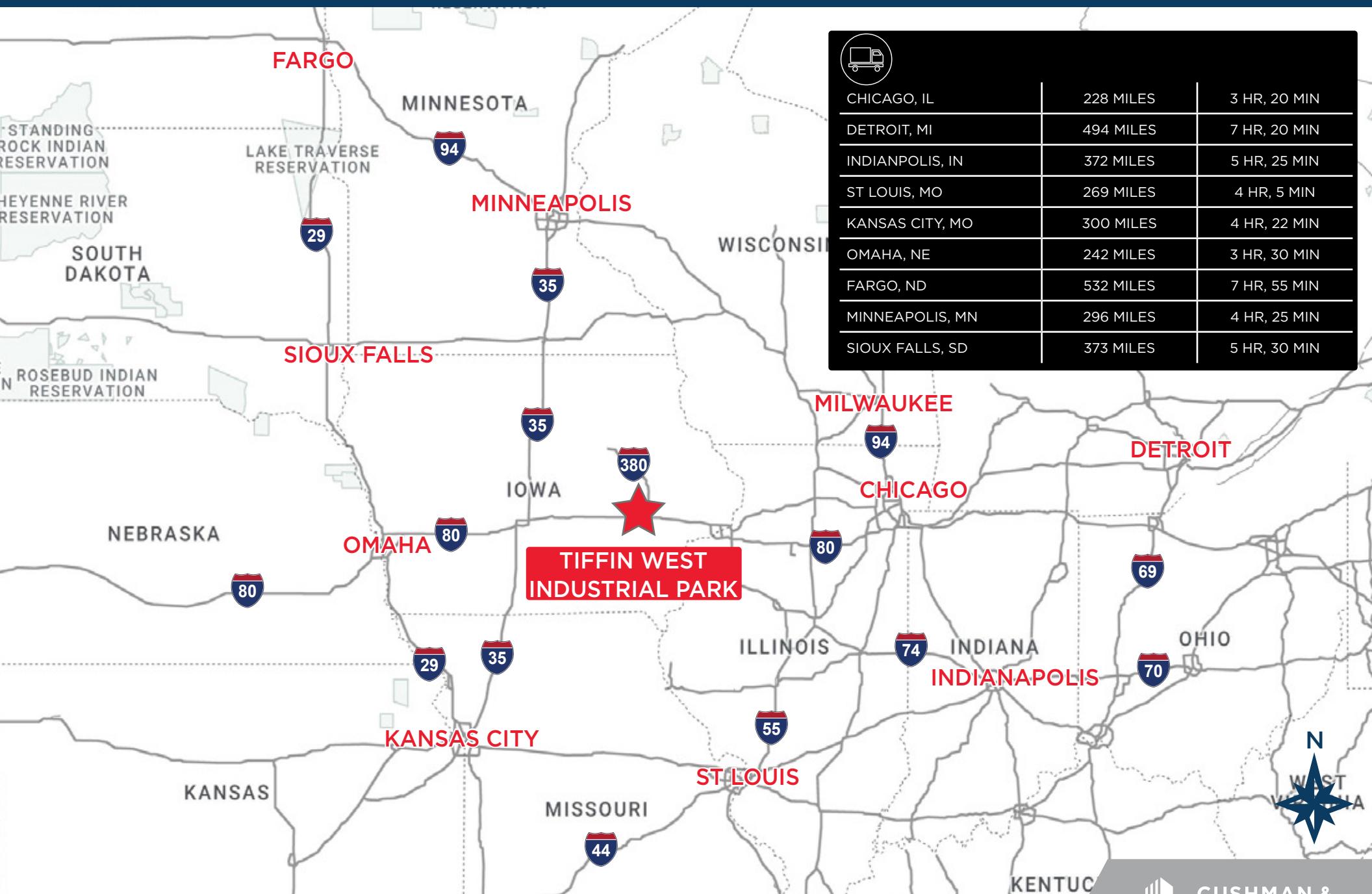
// SITE AERIAL



// MAP



// GEOGRAPHIC LOCATION



// 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



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

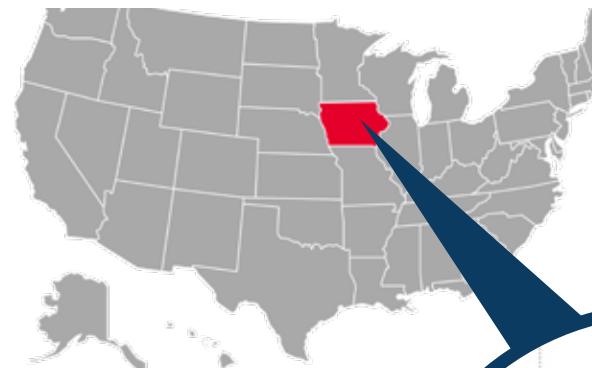
7 COUNTIES

- 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**

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CORALVILLE



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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