

**BUILD-TO-SUIT**



**958-960 7TH AVE**  
MARION, IA 52302

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

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

**CUSHMAN & WAKEFIELD IOWA COMMERCIAL ADVISORS**  
2727 1ST AVE NE | SUITE 212  
CEDAR RAPIDS, IA 52402  
+1 319 229 1003 | IOWACOMMERCIALADVISORS.COM

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

# 958-960 7TH AVE

## BUILD-TO-SUIT

2,875 SF | 0.06 ACRES

## PROPERTY HIGHLIGHTS

- Mixed-use development opportunity in the heart of Downtown Marion
- Best uses include: retail, medical, office, & possible multi-family component
- Great opportunity for a tenant to own
- Low land basis, conceptual renderings already included



RETAIL | MEDICAL | OFFICE | MULTI-FAMILY



# AERIAL

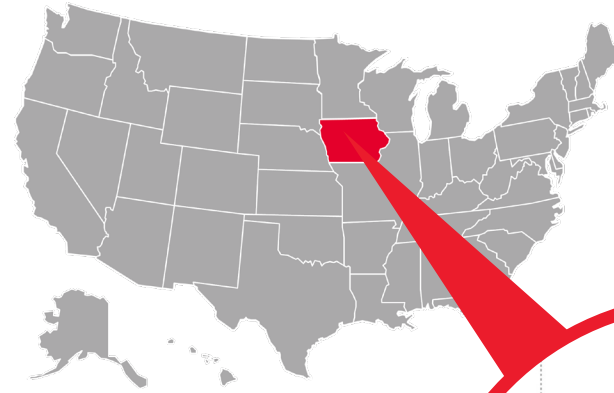


# CONCEPTUAL RENDERINGS



# MARION

Marion is one of the Midwest's fastest growing cities. The city prides themselves with being the best place in Iowa to raise a family and grow a business. The Uptown Marion initiative, was created to drive growth, revitalization, and preservation of the historic downtown main street district.



**42,049**  
**POPULATION**

**17,068**  
**HOUSEHOLDS**

**\$99,732**  
**AVERAGE HH INCOME**



**20TH BEST SMALL  
CITY IN AMERICA**



**TOP 10 MOST LIVABLE  
SMALL CITIES IN AMERICA**



MARTIN GARDNER  
ARCHITECTURE

## CONTACT

**RYAN FITZPATRICK**

Senior Vice President

+1 319 431 1898

[rfitzpatrick@iowaca.com](mailto:rfitzpatrick@iowaca.com)

**PARKER RIDGE**

Associate

+1 641 226 9983

[pridge@iowaca.com](mailto:pridge@iowaca.com)

**CUSHMAN & WAKEFIELD IOWA COMMERCIAL ADVISORS**

2727 1ST AVE NE | SUITE 212

CEDAR RAPIDS, IA 52402

+1 319 229 1003 | [IOWACOMMERCIALADVISORS.COM](http://IOWACOMMERCIALADVISORS.COM)

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

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.