

INVESTMENT OFFERING | RETAIL

COLLINS OUT-PARCEL

1370 & 1450 Twixt Town Rd | Marion, IA 52302



JOHN VIGGERS CCIM, CRE
Senior Vice President
+1 515 778 2605
jviggers@iowaca.com

3737 Woodland Ave Suite 100
West Des Moines, IA 50266
+1 515 309 4002
iowaca.com

 **CUSHMAN & WAKEFIELD**
Iowa Commercial Advisors

INVESTMENT HIGHLIGHTS

COLLINS OUT-PARCEL | MARION, IA 52302

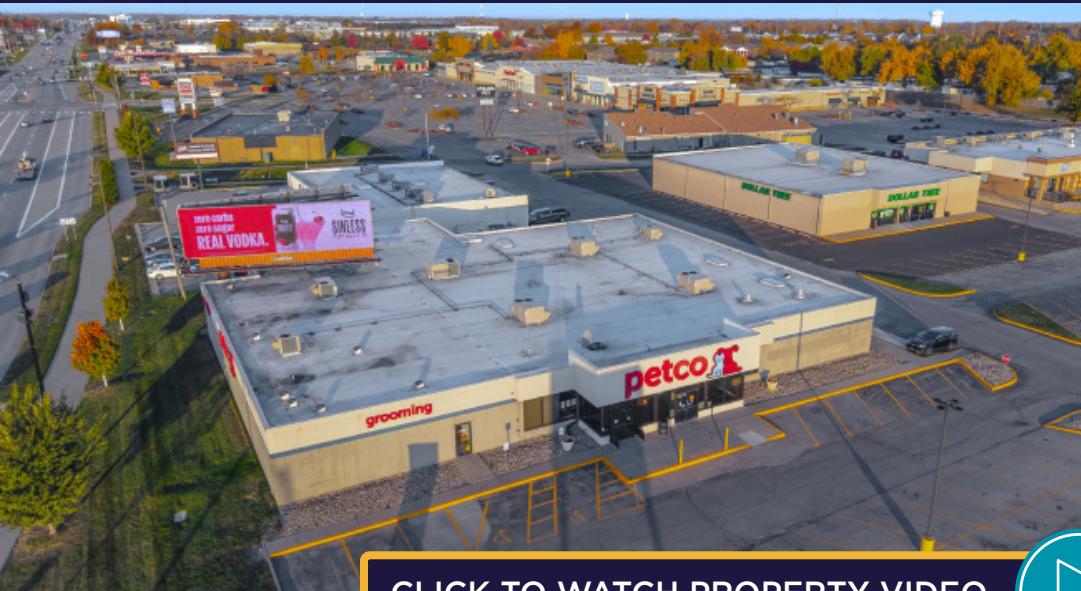


| | |
|----------------|---------------------|
| OFFERING PRICE | \$4,200,000 |
| CAP RATE | 7.81% (2026 NOI) |
| P.S.F. PRICE | \$141 PSF |

* includes billboard income

**Listing agent has ownership interest*

[CLICK HERE FOR DEAL ROOM & C.A.](#)



PROPERTY HIGHLIGHTS

YEAR BUILT | 1983 & 1993

SF | 29,814 SF

PARKING | 141 stalls

OCCUPANCY | 100%

PARCEL SIZE | 2.10 AC

ZONING | C-3 Commercial

- » Located on Collins Road across from Lindale Mall
- » Multiple access points
- » Exceptional visibility and signage
- » New roofs - 2020
- » New Dollar Tree location

RETAIL AERIAL

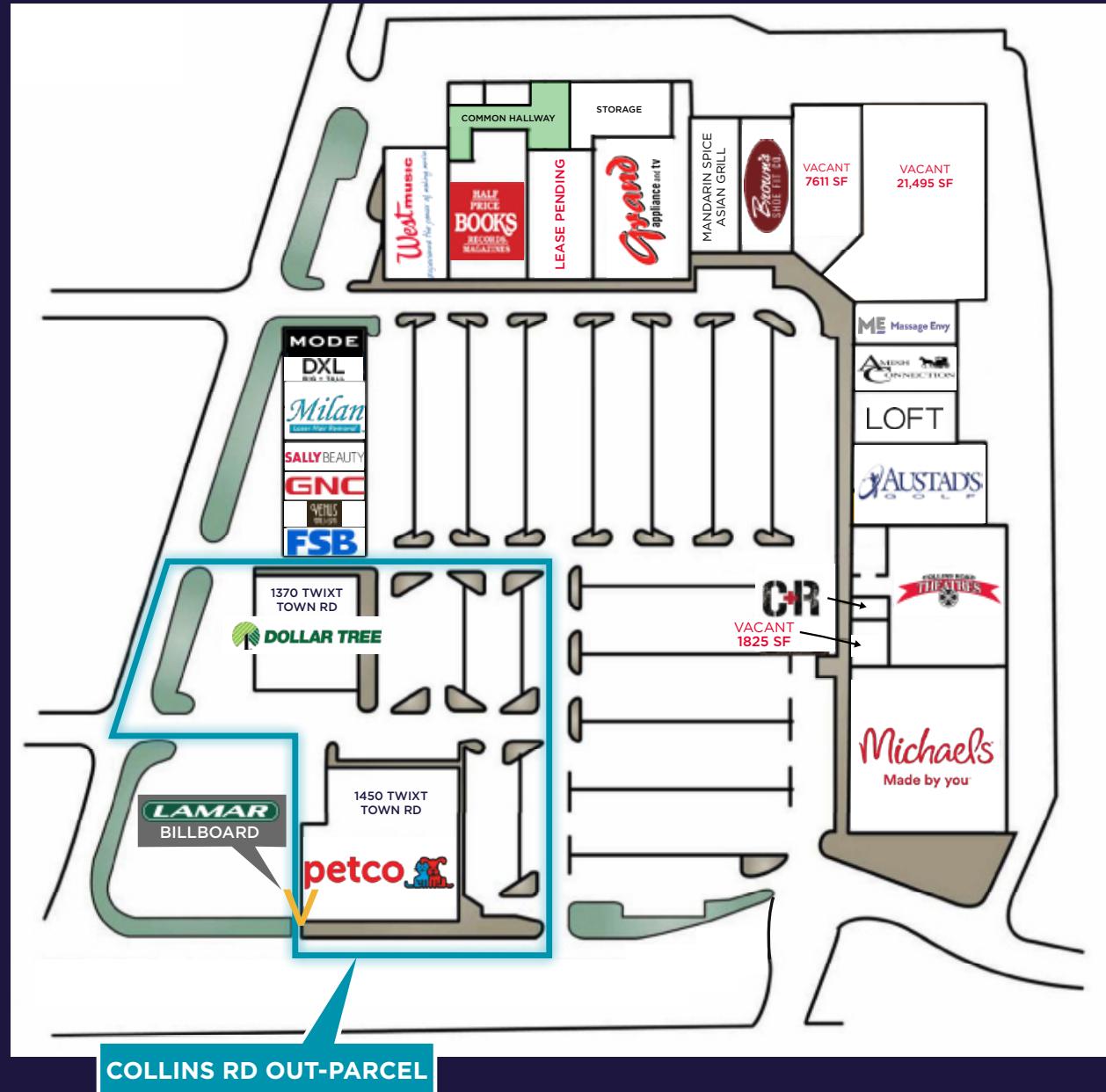
COLLINS OUT-PARCEL | MARION, IA 52302

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors



SITE PLAN

COLLINS OUT-PARCEL | MARION, IA 52302



TENANT SUMMARY

COLLINS OUT-PARCEL | MARION, IA 52302



STRONG SALES AND ESTABLISHED LOCATION

Petco is considered a strong national credit tenant due to its established brand, nationwide presence with over 1,500 stores, and stable performance in the resilient pet care industry. The company generates consistent, recurring revenue from essential pet products and services, supported by loyal customers and a growing wellness and veterinary business. With long-term, corporate-guaranteed leases and a successful omnichannel strategy that drives both in-store and online sales, Petco offers landlords and investors reliable income.

<https://www.petco.com>



Dollar Tree operates a large, well-established network of over 16,000 stores nationwide, including both Dollar Tree and Family Dollar locations. The company serves a broad customer base with essential, low-cost household goods, making its business model highly resilient in all economies. As a publicly traded Fortune 200 company with consistent revenue growth Dollar Tree provides landlords with reliable rent payments through long-term, corporate-backed leases.

<https://www.dollartree.com>



Billboard income from Lamar properties is considered highly stable, as leases are typically long-term, backed by a publicly traded company with a solid balance sheet and consistent cash flow. Since billboards generate revenue independent of retail or tenant performance, and take up no square footage sites leased to Lamar provide passive, predictable income with minimal maintenance and vacancy risk—making them attractive, low-management investments.

<https://lamar.com>



Marion and Cedar Rapids are located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 3-5 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



MARION & CEDAR RAPIDS



| 2024 EST. SUMMARY | 3 MILE | 5 MILES | 10 MILES |
|---------------------------------|----------|-----------|-----------|
| Population | 75,800 | 132,982 | 208,519 |
| Households | 32,641 | 56,616 | 87,833 |
| Total Employees | 36,320 | 83,309 | 122,135 |
| Median Age | 38.4 | 39.1 | 38.8 |
| Average Household Income | \$99,392 | \$102,170 | \$100,945 |

Cedar Rapids/Marion, Iowa are located in the heart of the Midwest. It is within 3-5 hour drive from the major key cities of the Midwest; Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis. Located in Linn County, Cedar Rapids is the second largest city in the state of Iowa. (Des Moines #1).



Iowa Commercial Advisors

CONTACT:

JOHN VIGGERS CCIM, CRE

Senior Vice President

+1 515 778 2605

jviggers@iowaca.com

3737 Woodland Ave Suite 100
West Des Moines, IA 50266
+1 515 309 4002
iowaca.com



DISCLAIMER

Cushman & Wakefield Iowa Commercial Advisors ("Broker") has retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you will be asked to provide financial references. The eventual purchaser will be chosen based upon assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for acquisition of the Property. The Material is not to be copied and/or used for any other purpose or be made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by Seller or its affiliates. Seller includes a licensed real estate agent in the State of Iowa. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or offices, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, expressed or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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

©2021 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.