

INVESTMENT OFFERING | RETAIL

COLLINS OUT-PARCEL

1370 & 1450 Twixt Town Rd | Marion, IA 52302



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**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.](#)



[CLICK TO WATCH PROPERTY VIDEO](#)



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



SITE PLAN

COLLINS OUT-PARCEL | MARION, IA 52302



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COLLINS RD OUT-PARCEL

TENANT SUMMARY

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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>



ICR IOWA

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



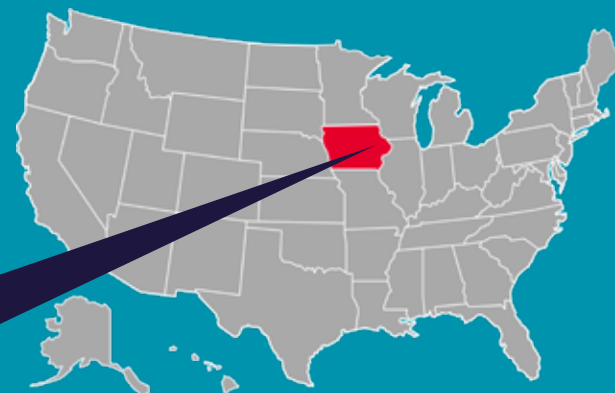
8.9%
EMPLOYMENT
GROWTH RATE



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).



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

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