



# 1370 TWIXT TOWN RD MARION, IOWA 52302

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# HIGHLIGHTS

AVAILABLE SPACE: 11,896 SF

LEASE RATE: \$14.00 PSF NNN

OPEX: \$5.30 PSF

- Prime retail location on Collins Road
- Signalized access and abundant parking
- Strong retail co-tenancy in the market's primary retail trade area
- Great co-tenancy within the center; Petco, Party City, Michael's, LOFT, Austad's Golf, & Collins Road Theatre
- Collins Road renovation complete with additional lanes added to accomodate heavy traffic
- Located across from Lindale Mall, and near the "main-and main" intersection of 1st Avenue and Collins Road
- Parking Ratio 5.1 / 1,000 SF

# SITE PLAN





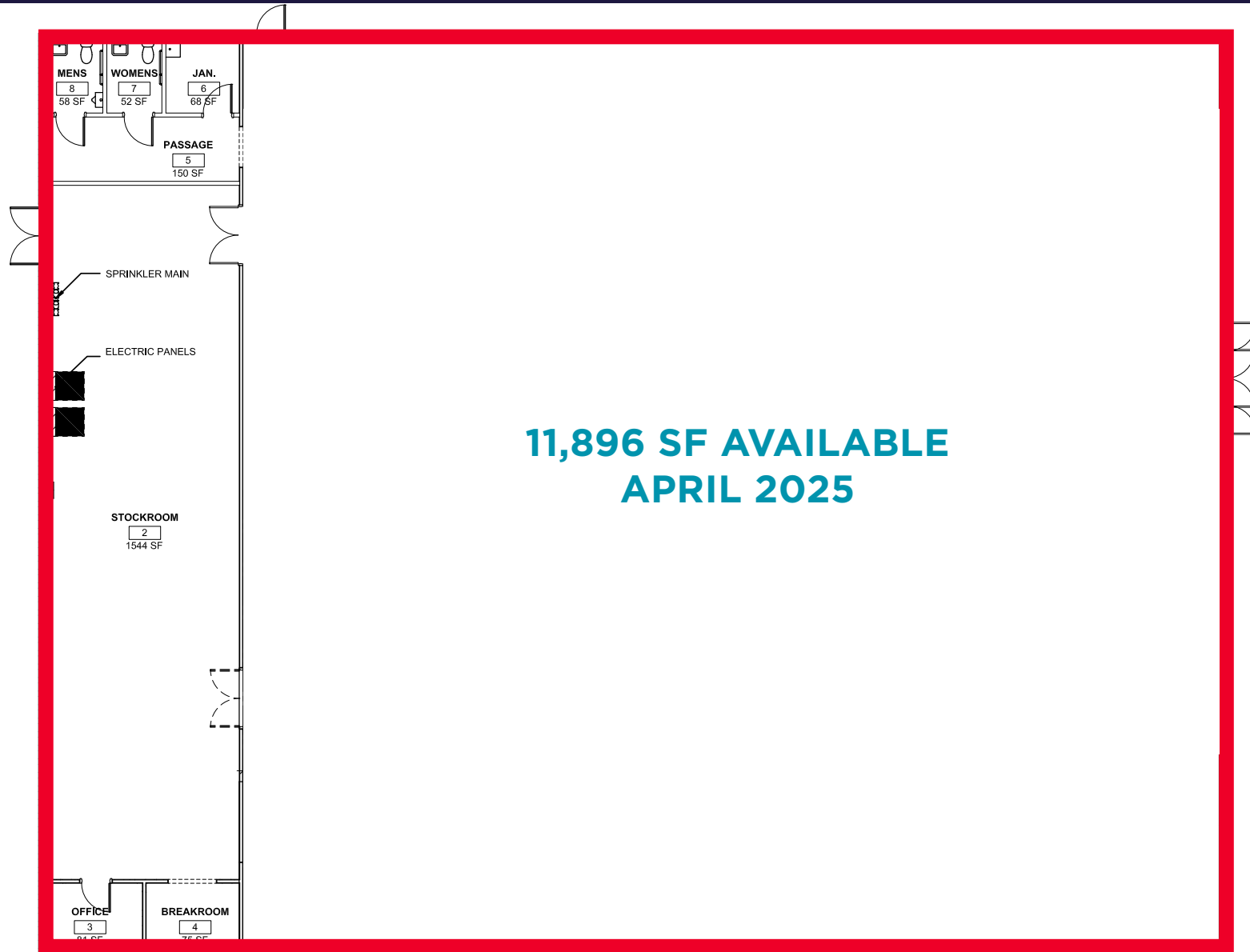
# AREA RETAILERS

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 MILE	5,976	\$85,333	9,402
3 MILES	76,388	\$100,747	71,807
5 MILES	134,588	\$103,591	134,588





# FLOOR PLAN



TOTAL AREA (OUTSIDE BUILDING PERIMETER): 11,896 SF

# ABOUT CEDAR RAPIDS/MARION, IOWA

Cedar Rapids/Marion, Iowa is located in the heart of the Midwest. It is within 4-5 hour drive from the major key cities of the Midwest; Chicago, IL, Kansas City, MO, Milwaukee, WI, Minneapolis, MN, Omaha, NE, and St. Louis, MO. Located in Linn County, Cedar Rapids is the second largest city in the state of Iowa. (Des Moines #1).

## Key Facts Overview:

- Population: 269,269
- Total Employees: 176,814
- Total Companies: 11,291
- Counties: 3
- Cities: 8
- School Districts: 18
- Colleges & Universities: 6
- College Students: 21,866
- Unemployment Rate: 2.8%
- Job Growth: 1.4%  
(vs. National average: 1.18%)
- Job Growth (next 10 yr.): 38.6%  
(vs. National average: 36.1%)

## Top Companies with Employee Count

- Collins Aerospace, Inc. (Rockwell Collins) 8,700
- Transamerica 3,800
- Unity Point Health - St. Luke's Hospital 2,979
- Cedar Rapids Community School District 2,879
- Nordstrom Direct 2,150
- Mercy Medical Center 2,140
- City of Cedar Rapids 1,309
- Four Oaks 1,100
- Linn-mar Community School District 987
- Quaker Foods & Snacks 920
- College Community School District 850
- Alliant Energy - Interstate Power & Light 845
- Kirkwood Community College 810
- Linn County Board of Supervisors 762
- Hibu 723
- General Mills, Inc. 650
- Toyota Financial Services 600
- NextEra Energy Duane Arnold 592
- Ruffalo Noel Levitz 575
- CRST 564



# CONTACT



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