

PENN PLACE | SUITES 3 & 8

780 COMMUNITY DR, NORTH LIBERTY, IA 52317



SUITE 3: 1,073 SF | SUITE 8: 1,500 SF

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Iowa Commercial Advisors

 **HUNTER**
Companies

PROPERTY HIGHLIGHTS

SUITE 3

SIZE: **1,073 SF**

FOR LEASE: **\$18.95 PSF NNN**

ESTIMATED OPEX: **\$11.64 PSF**

SUITE 8

SIZE: **1,500 SF**

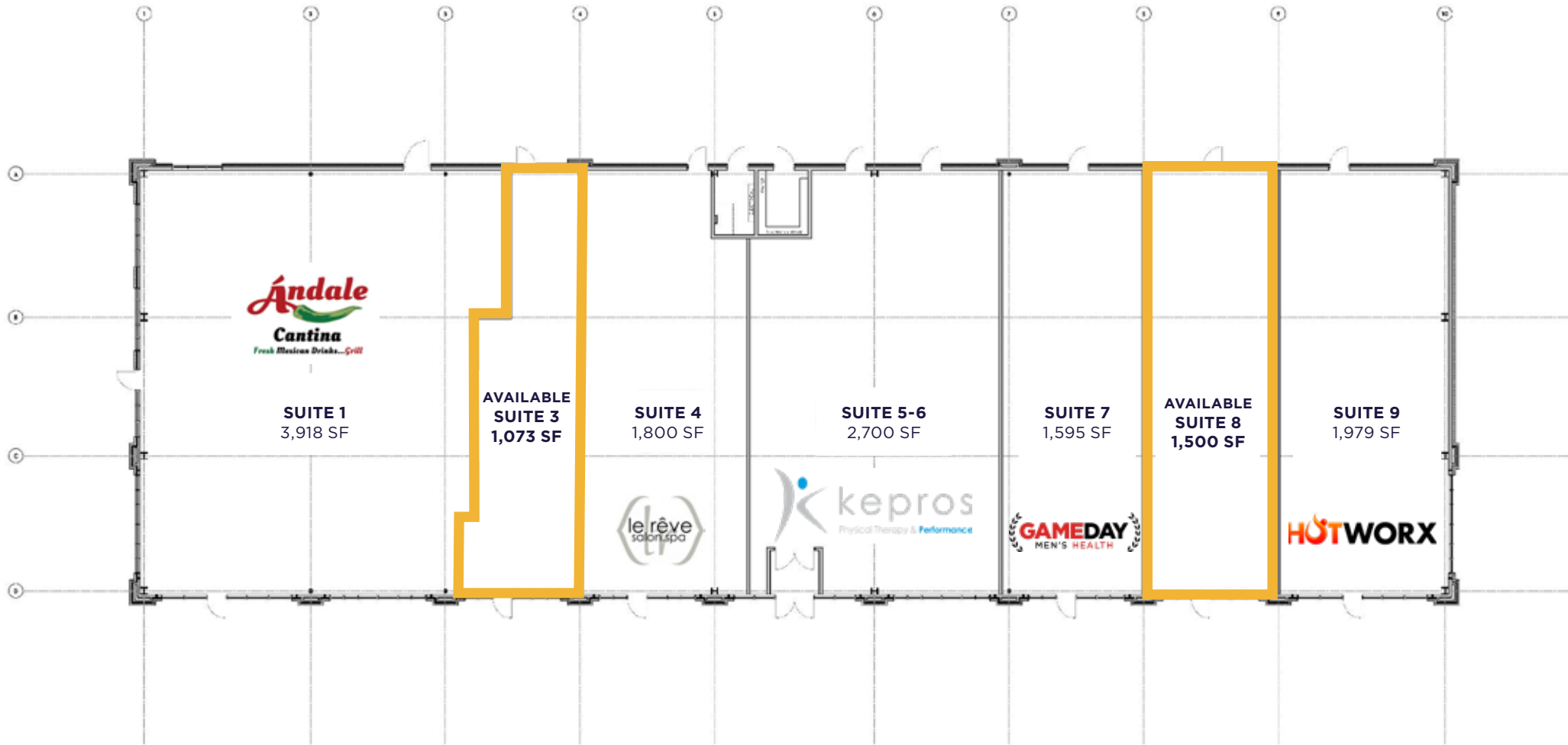
FOR LEASE: **\$18.95 PSF NNN**

ESTIMATED OPEX: **\$11.64 PSF**

- **Suite 3** is easily convertible for a variety of uses with a built-out restroom
- **Suite 8** is easily convertible for a variety of uses and has 2 built-out restrooms
- Large pylon sign visible from Penn St and Highway 965 with prime retail exposure
- North Liberty consistently ranks in the top 10 fastest growing cities in Iowa and ranked 2nd in percentage growth in population in 2019
- Surrounding retailers include: Walgreens, Dunkin', Dollar Tree, GreenState Credit Union, McDonald's, Tin Roost, Field Day Brewing Co. & more
- New retail construction in the area, including Caribou Coffee and Midwest Veterinary Partners immediately to the east, Starbucks, Jersey Mike's, Aldi, Bowl Dogs to the west, and The Palestra, a 36,000 SF sports complex
- Within minutes of I-380



FLOOR PLAN



INTERIOR PHOTOS SUITE 8



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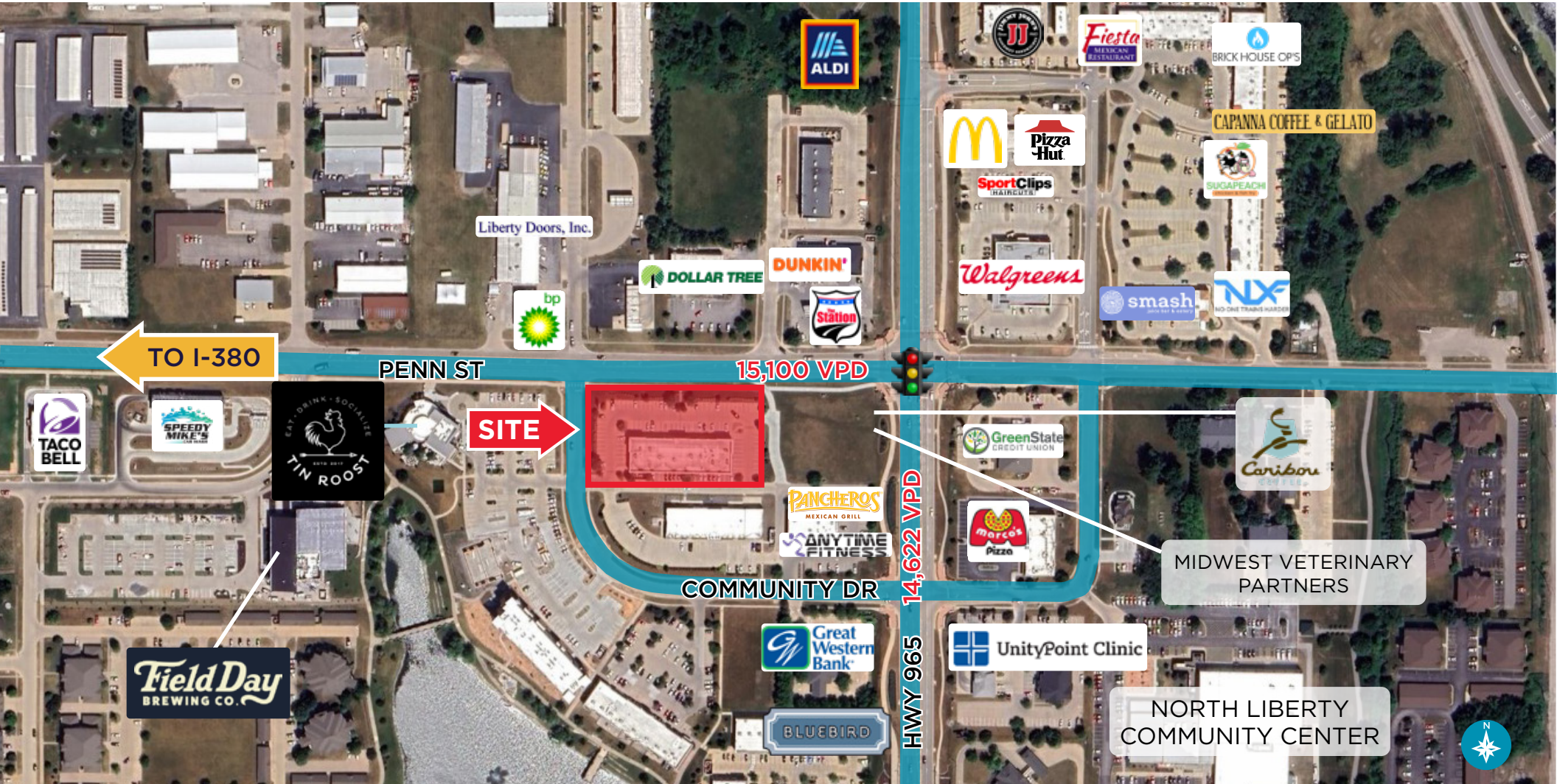


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RETAIL AERIAL

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,148	23,123	47,504
AVG. HH Income	\$107,790	\$108,571	\$101,746
Total Households	4,170	9,420	19,411
Daytime Population	4,440	14,092	30,977



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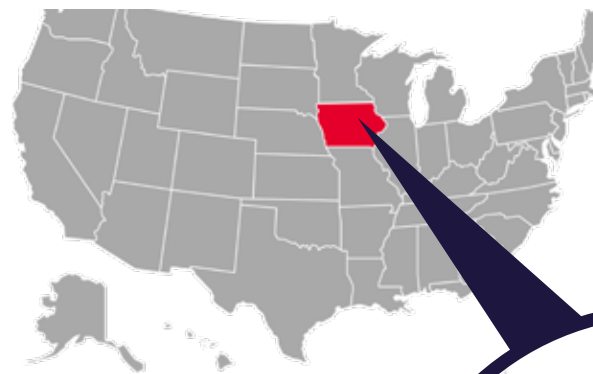
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ICR IOWA

North Liberty 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.



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684,905
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 County

APPROX. 500,000
POPULATION

\$1,227,628,806
ANNUAL GOODS EXPORT

APPROX. 33.4 M
300 MILE POPULATION



IOWA RANKED #6
OVERALL BEST STATE



RANKED #2 BEST COST
OF DOING BUSINESS

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