



VENTNOR

TIFFIN, IA

[CLICK FOR DRONE TOUR](#)



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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

PROPERTY HIGHLIGHTS

FOR LEASE

PRICE: \$18.00 PSF NNN

OPEX: EST. \$7.00 PSF

SIZE: 1,800 - 7,311 SF

COMMERCIAL & RETAIL SUITES








- Drive-thru availability
- Ideal for local, regional, and national users
- Variety of uses already in place - entertainment, dining, health & fitness, financial / office

ACCESSIBILITY & CONNECTIVITY

- Strategically located near the I-80/I-380 interchange
- Convenience and connectivity to residents and visitors

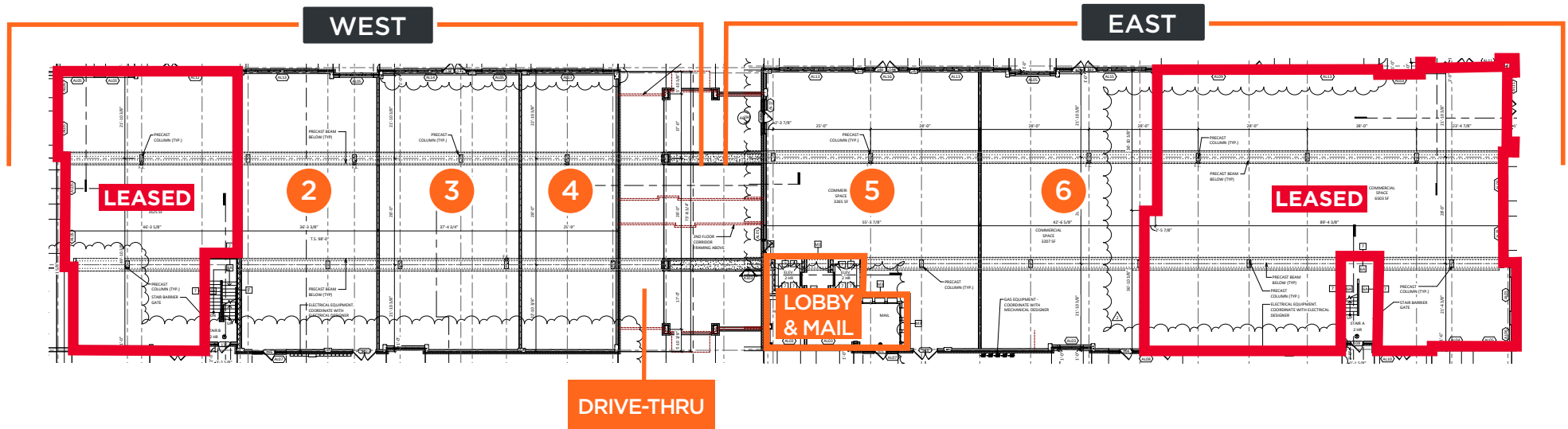


NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 DAYTIME POPULATION	 LABOR FORCE	 MEDIAN AGE	 TOTAL HOUSEHOLDS	 FAMILY HOUSEHOLDS	 AVERAGE HOUSEHOLD INCOME
1 Mile	2,372	2,609	1,214	33.7	974	511	\$87,618
3 Miles	23,483	23,926	13,349	33.5	9,155	5,222	\$113,422
5 Miles	53,612	45,910	22,430	33.6	21,134	12,627	\$122,731

FLOOR PLAN

CONCEPTUAL RENDERING



AVAILABILITY - CONCEPTUAL SUITES

SUITE	STATUS	SIZE	PRICE / PSF
1	LEASED	3,225 SF	LEASED
2	AVAILABLE	2,665 SF	\$18 NNN
3	AVAILABLE	2,747 SF	\$18 NNN
4	AVAILABLE	1,899 SF	\$20 NNN

SUITE	STATUS	SIZE	PRICE / PSF
5	AVAILABLE	3,265 SF	\$18 NNN
6	AVAILABLE	3,207 SF	\$18 NNN
7	LEASED	6,503 SF	LEASED

CONCEPTUAL RENDERING





STEINDLER
ORTHOPEDIC CLINIC

FOREVERGREEN RD

UNIVERSITY OF IOWA
HOSPITALS & CLINICS
University of Iowa Health Care

HyVee

INSEEKERS

FRIDLEY
THEATRES
PALMS
THEATRES & IMAX

Homemakers

CLEAR CREEK
AMANA
COMMUNITY SCHOOLS DISTRICT

Casey's

FAREWAY
MEAT & GROCERY

57,600 VPD

380

6

UNIVERSITY
OF IOWA
RESEARCH PARK

ALDI

COSTCO
WHOLESALE

Walmart
FAMOUS
footwear
KOHL'S

Michael's petco
DOLLAR TREE TJ-MAXX
TEXAS
JJ
MIDWEST YEAR BOOK

THEISEN'S
HOME • FARM • AUTO

80

LOWE'S

CORAL RIDGE
MALL

TO QUAD CITIES

TO DES MOINES

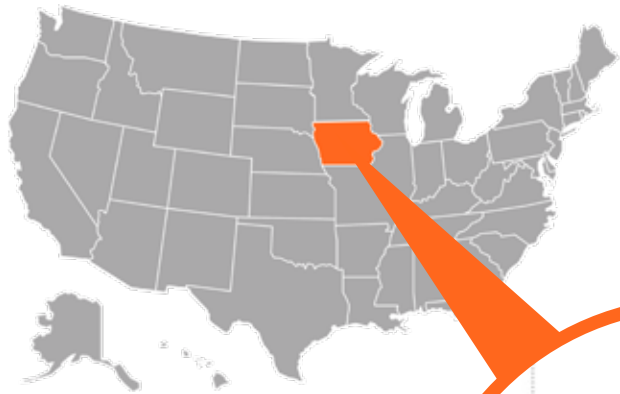
63,700 VPD

DRIVE TIMES



STRATEGICALLY LOCATED BETWEEN
DES MOINES, QUAD CITIES, WATERLOO, AND DUBUQUE.

ICR IOWA



Tiffin 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.

7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington



**IOWA RANKED #1
OVERALL BEST STATE**



**#2 BEST COST
OF DOING BUSINESS**



729,401
**WORKFORCE
POPULATION**



95%
**EDUCATIONAL
ATTAINMENT**



8.9%
**EMPLOYMENT
GROWTH RATE**



36
MEDIAN AGE



487,106
**ICR IOWA
POPULATION**



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

PARK PLACE

LIVE WORK PLAY



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