

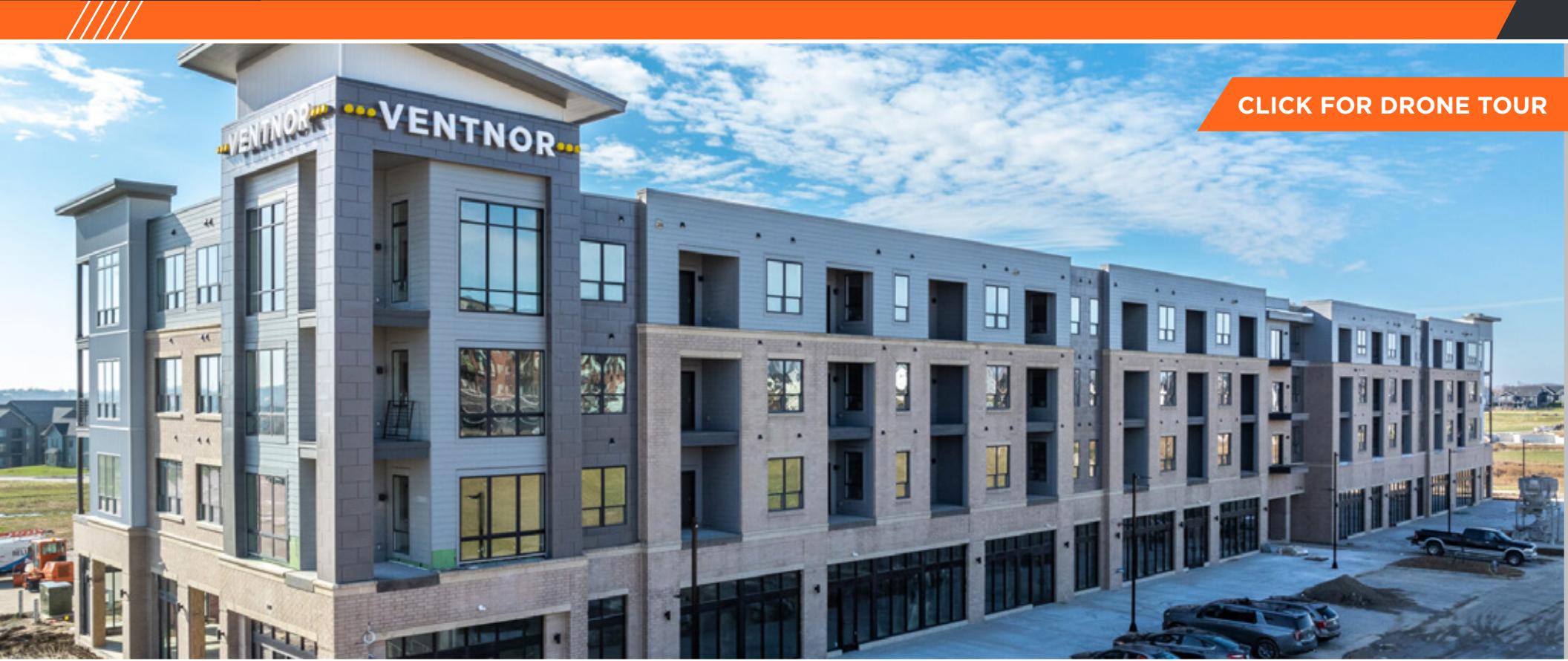


PARK PLACE

VENTNOR

TIFFIN, IA

CLICK FOR DRONE TOUR



JOSH SEAMANS, CCIM
Senior Vice President
+1 319 213 4884
jseamans@iowaca.com

GABE GOLBERG
Associate
+1 319 538 8213
ggolberg@iowaca.com

2720 1st Ave NE, Suite 212
Cedar Rapids, IA 52402
+1 319 229 1003
iowacommercialadvisors.com

 **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

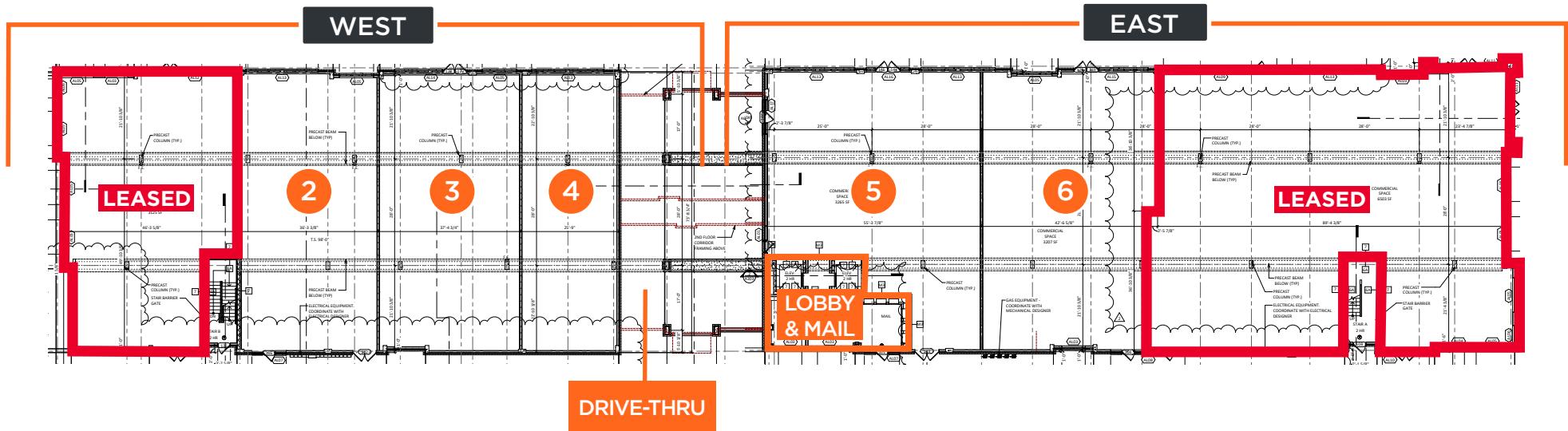


NEIGHBORHOOD DEMOGRAPHICS

	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



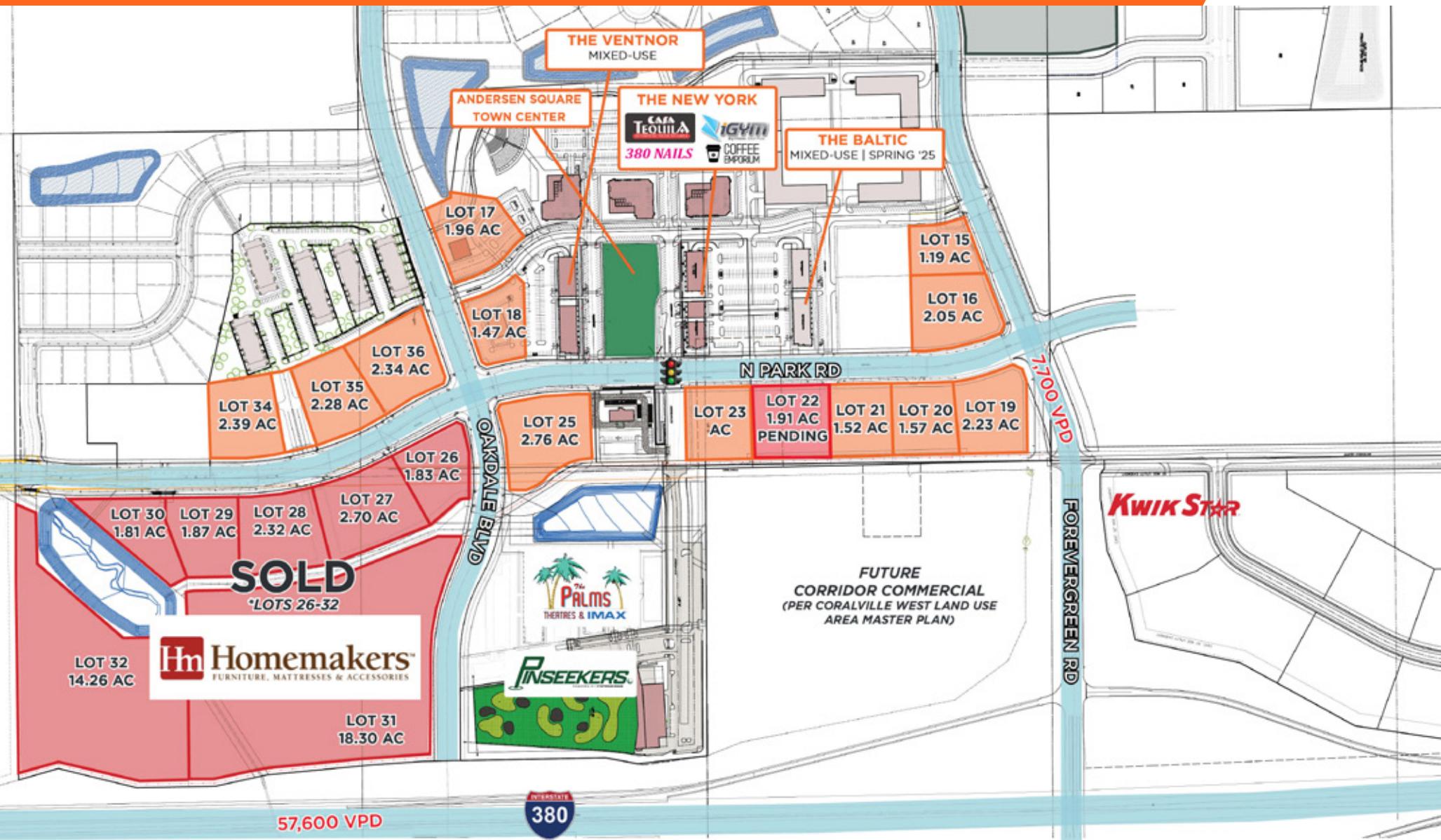
AVAILABILITY - CONCEPTUAL SUITES

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

SITE PLAN

CONCEPTUAL RENDERING



DRIVE TIMES



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

ICR IOWA

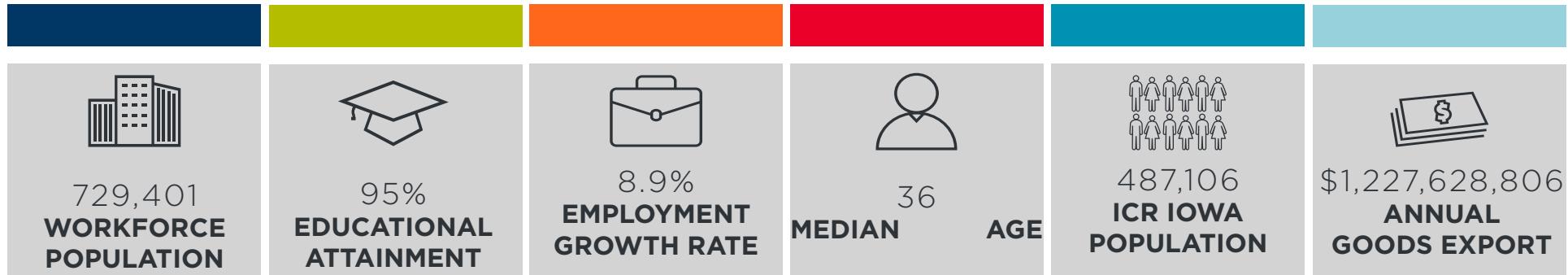


7 COUNTIES

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



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.



729,401
WORKFORCE POPULATION



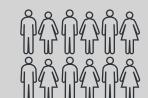
95%
EDUCATIONAL ATTAINMENT



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



JOSH SEAMANS, CCIM
Senior Vice President
+1 319 213 4884
jseamans@iowaca.com

GABE GOLBERG
Associate
+1 319 538 8213
ggolberg@iowaca.com

CUSHMAN & WAKEFIELD
IOWA COMMERCIAL ADVISORS

2720 1ST AVE NE, SUITE 212
CEDAR RAPIDS, IA 52402
+1 319 229 1003
IOWACOMMERCIALADVISORS.COM