



COMMERCIAL & RETAIL SUITES

FOR LEASE

THE BALTIC | TIFFIN, IA



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY HIGHLIGHTS

Commercial & Retail Suites

- Class A ground floor retail space, brand-new construction
- Modern mixed-use design, with 81 residential units and underground parking available
- Variety of uses already in place - entertainment, dining, health & fitness, financial services

Accessibility & Connectivity

- Strategically located near the I-80/I-380 interchange, 110K VPD
- Convenience and connectivity to residents and visitors

Development Epicenter

- Part of the Park Place development, a 450-acre, \$275 million mixed-use project
- Proximity to major customer destinations including PinSeekers and future site of Homemakers Furniture

[Drone Video](#)

[360 Drone Tour](#)

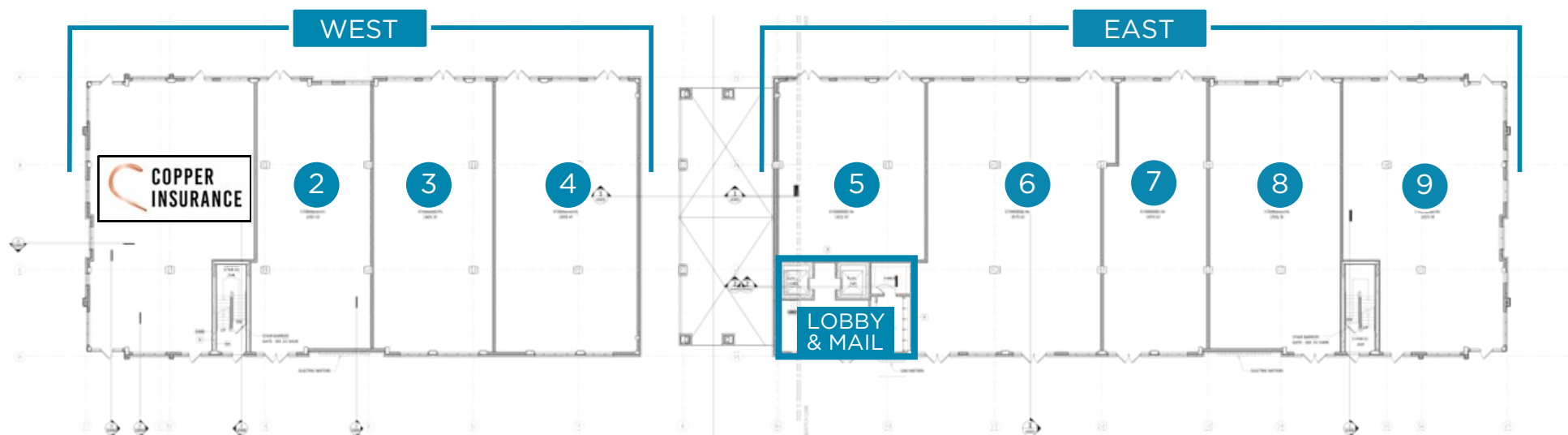


PROPERTY PHOTOS





FLOOR PLAN

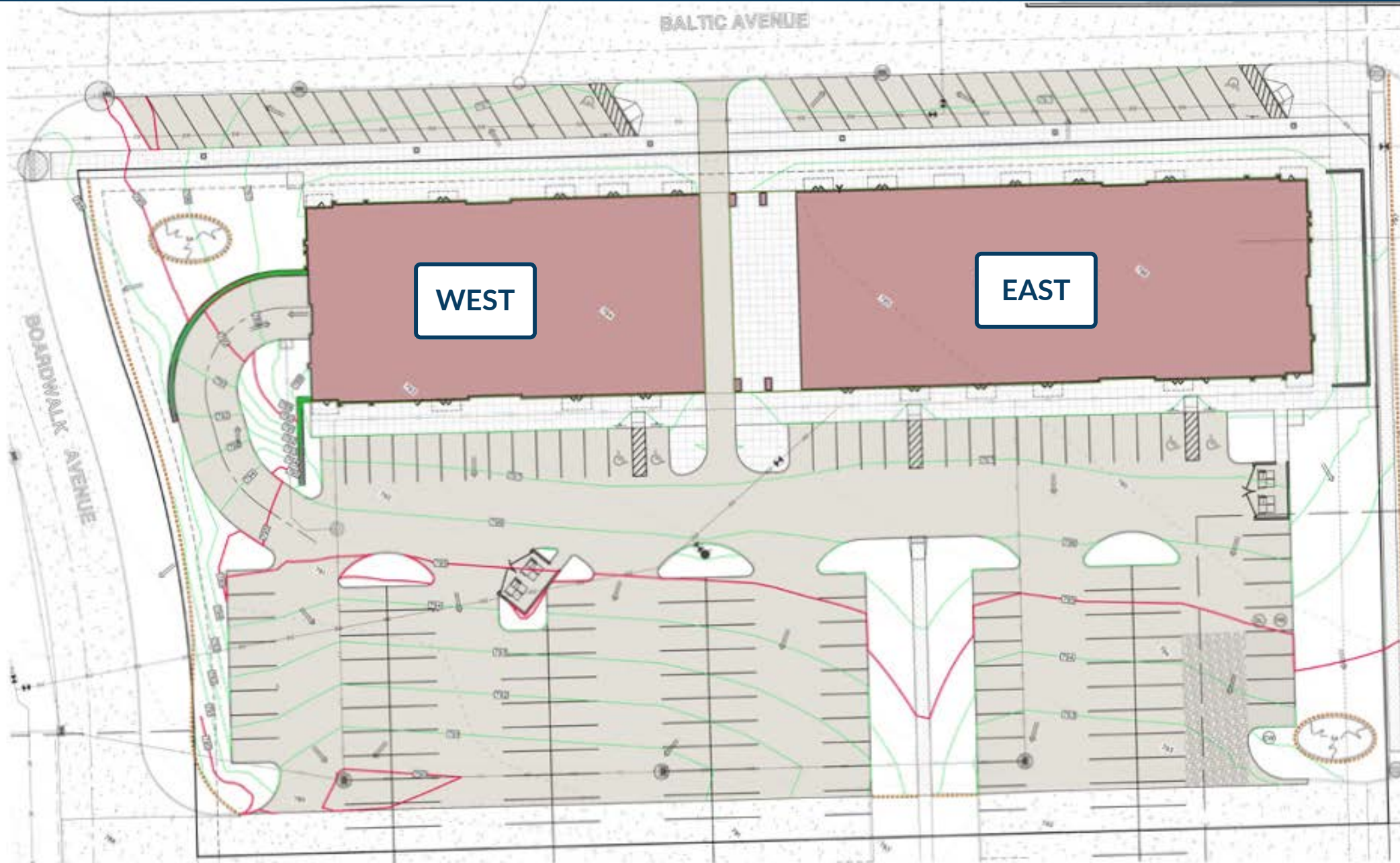


Availability			
Suite	Status	Size	Price/SF
1	Leased	2,998 SF	\$26.95 NNN
2	Available	2,331 SF	\$22.95 NNN
3	Available	2,401 SF	\$22.95 NNN
4	Available	2,853 SF	\$22.95 NNN

Suite	Status	Size	Price/SF
5	Available	1,912 SF	\$22.95 NNN
6	Available	3,575 SF	\$22.95 NNN
7	Available	1,970 SF	\$22.95 NNN
8	Available	2,556 SF	\$22.95 NNN
9	Available	2,923 SF	\$26.95 NNN

* Estimated Operating Expenses \$8.00/SF

SITE PLAN

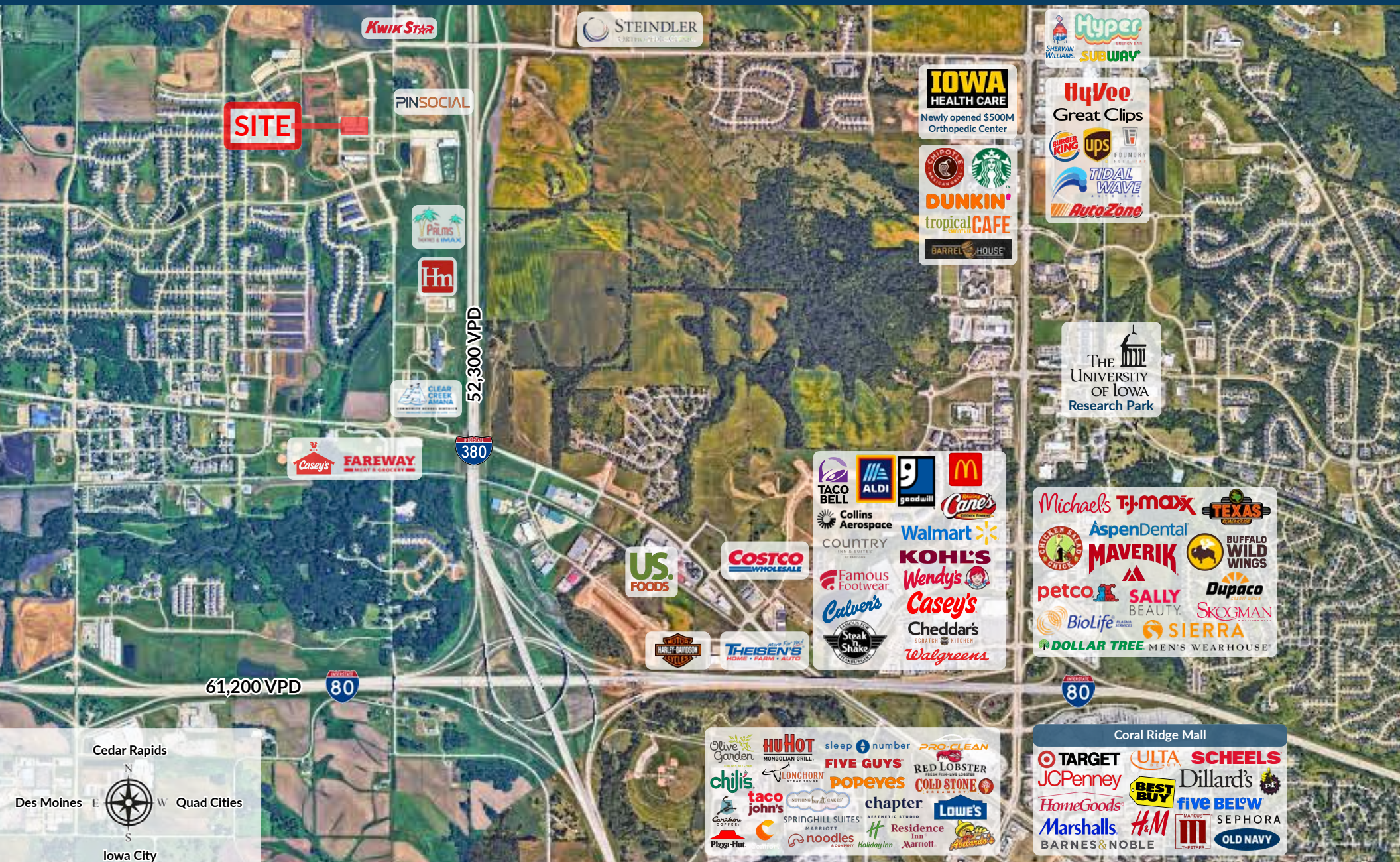


AERIAL MAP





AERIAL MAP





TIFFIN OVERVIEW

Located in the heart of ICR Iowa, Tiffin is one of Iowa's fastest-growing cities, offering a balance of small-town charm and modern opportunity. The area is seeing significant investment and growth centered around the Park Place mixed-use development, a 450-acre, \$275 million project planned to include retail, housing, entertainment and more—that has been driving much of the recent momentum. One of the most high-profile pieces, PinSeekers, is a 49,022 sq ft golf and entertainment venue built as a \$29 million project with heated bays, mini-golf and food and beverage offerings. In addition, Homemakers Furniture broke ground on a planned 200,000 sq ft showroom in Park Place that is expected to generate around 200 jobs when it opens in the coming years (targeted for 2027–2028).

Tiffin's prime location provides excellent access to major markets, a highly educated regional workforce, and strong household incomes. With steady residential and commercial growth, quality infrastructure, and a business-friendly climate, Tiffin is an ideal destination for companies looking to invest and expand in the Midwest.



\$116,991 average household income



1.7% population growth rate



Iowa ranked #2 best cost of doing business

Highlights

Population	21,746
Population Growth Rate	0.86%
Businesses	664
Workforce	6,824
Educational Attainment	94%

Top Employers of ICR Iowa

University of Iowa	29,700
Collins Aerospace	9,000
St. Luke's Hospital	2,979
Cedar Rapids School District	2,879
Transamerica	2,600



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	1,365	20,465	43,927
	2025 Population	2,329	21,488	51,422
	Annual Population Growth Rate	2.62%	1.21%	.94%
	2025 Median Age	33.8	33.9	34.8
	2025 Total Households	827	8,437	20,302
	Annual Household Growth Rate	2.55%	1.27%	.96%
	2025 Average Household Income	\$120,952	\$112,174	\$125,808
	Daily Traffic Count: 52,300 VPD			

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