

DYER AVE RETAIL CENTER

5475 Dyer Ave

Marion, Iowa 52302



ON MARKET:

DYER AVE RETAIL CENTER IN MARION, IOWA



ACTUAL PROPERTY



10TH AVE

14,600 VPD



INVESTMENT HIGHLIGHTS

- ▶ **Dyer Ave Retail Center in Marion, IA**
CEDAR RAPIDS MSA
- ▶ **100% Leased Retail/Office Strip Center**
STRONG MIX OF SERVICE ORIENTED TENANTS
- ▶ **Minimal Landlord Responsibilities**
ALL TENANTS REIMBURSE FOR NNN EXPENSES
- ▶ **Proven Long-Term Tenants**
SCHWEEN CHIROPRACTIC & GROWTHLAND HAVE OCCUPIED THE SITE SINCE 2011 AND 2014, RESPECTIVELY
- ▶ **Recent Lease Extensions**
SCHWEEN CHIROPRACTIC, MEEKS CONSTRUCTION, AND GROWTHLAND ALL RECENTLY EXTENDED THEIR LEASES, DEMONSTRATING THEIR COMMITMENT TO THE SITE
- ▶ **Shadow-Anchored by a High-Performing Walmart Supercenter**
TOP 79TH PERCENTILE OF WALMARTS IN IOWA IN ANNUAL CONSUMER TRAFFIC PER PLACER.AI
OVER 2.6 MILLION ANNUAL VISITORS
- ▶ **Excellent Visibility & Access**
14,600+ VEHICLES PER DAY
- ▶ **Proximity to National Retailers**
HY-VEE GROCERY STORE, ALDI, MCDONALD'S, MURPHY USA, DOLLAR GENERAL, CULVER'S, AUTOZONE, JERSEY MIKE'S, CVS, ETC.

FINANCIAL OVERVIEW

5475 DYER AVE
MARION, IOWA 52302

PRICE	\$1,153,760
CAP RATE	7.50%
NOI	\$86,532
PRICE PER SQUARE FOOT	\$144.22
AVG. RENT PER SQUARE FOOT	\$10.82
GROSS LEASEABLE AREA	8,000 SF
LAND AREA	0.65 Acres
YEAR BUILT	2006
WALT	3.3 Years
# OF TENANTS	4
OCCUPANCY	100%



PROFIT AND LOSS		
Income	PSF	Total
Rental Income	\$10.82	\$86,532
CAM Reimbursement	\$3.88	\$31,040
Effective Gross Income	\$14.70	\$117,572
Expenses	PSF	Total
Property Taxes	\$2.94	\$23,512
Insurance	\$0.30	\$2,428
CAM	\$0.64	\$5,100
Total Expenses	\$3.88	\$31,040
Net Operating Income	\$10.82	\$86,532

*Increases in Pass-Through Expenses are Capped at 10% Annually

RENT ROLL

Tenant Name	GLA	% of GLA	Lease Type	Lease Expire	Term Remaining	Annual Rent	Rent PSF	Annual Earned CAM	CAM PSF	Rent Increases	Options
Meeks Construction	1,750 SF	21.9%	NNN	2/28/2027	2.0	\$19,152	\$10.94	\$6,790.00	\$3.88	\$11.60 PSF on 8/1/25	None
Pampered Petz	1,500 SF	18.8%	NNN	10/31/2025	0.6	\$15,600	\$10.40	\$5,820.00	\$3.88	-	None
Growthland	3,000 SF	37.5%	NNN	9/30/2029	4.6	\$33,000	\$11.00	\$11,640.00	\$3.88	\$11.30 PSF on 9/1/26 & \$11.60 PSF on 9/1/28	None
Schween Chiropractic	1,750 SF	21.9%	NNN	1/30/2031	5.9	\$18,780	\$10.73	\$6,790.00	\$3.88	\$11.24 PSF on 1/1/26 & \$11.58 PSF on 1/1/29	None
Total	8,000 SF	100.0%			3.3	\$86,532	\$10.82	\$31,040.00	\$3.88		

*Meeks Construction Extended Their Lease Early for an Additional Two (2) Years

*Schween Chiropractic Extended Their Lease Early for an Additional Five (5) Years

*Growthland Extended Their Lease for an Additional Five (5) Years in 2024

*Growthland has a 30-day first right to lease any newly available suites in the building at landlord-approved terms prior to being offered to other tenants

VISITATION METRICS

VISITATION METRICS FOR WALMART

PROVIDED BY PLACER.AI

Placer.ai is a location analytics platform that provides instant access to location analytics and consumer behavior insights from the foot traffic of millions of consumers. Businesses, real estate professionals, and investors use it to analyze visitor trends, trade areas, and competitive performance for retail properties, shopping centers, and other commercial locations.



5474 DYER AVE, MARION, IA 52302

VISITATION METRICS | WALMART SUPERCENTER

5491 US-151, Marion, IA 52302

Ranking - USA	1,002/3,881 (74%)
Ranking - State	13/59 (79%)
Ranking - 50 Miles	3/11 (81%)
# of Visits	2.6+ Million
# of Customers	249,800
Avg. Visits / Customer	10.41
Avg. Dwell Time	31 Minutes

March 2024 - February 2025
Date provided by www.placer.ai

5475 DYER AVE
MARION, IOWA 52302



ABOUT MARION

Marion, Iowa, is a charming and rapidly growing city that offers a delightful blend of small-town warmth and modern amenities. With a history deeply rooted in agriculture and community spirit, Marion has evolved into a thriving hub within the Cedar Rapids metropolitan area. Its commitment to preserving its historic downtown while embracing new development creates a unique and appealing atmosphere.

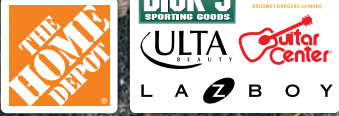
Marion's economy is diverse and robust, with key sectors including healthcare, education, manufacturing, and retail. The city's strategic location along major transportation routes, coupled with its business-friendly environment, has attracted numerous companies and fostered job growth. Marion's dedication to supporting local businesses and promoting entrepreneurial ventures has further contributed to its economic vitality.

Beyond its economic strengths, Marion offers a high quality of life with a strong sense of community. The city boasts numerous parks, recreational trails, and cultural attractions, providing ample opportunities for outdoor activities and entertainment. Marion's excellent schools, safe neighborhoods, and welcoming atmosphere make it an ideal place for families and individuals alike. The city's commitment to community events and festivals further enhances its appeal as a vibrant and engaging place to live.



ACTUAL PROPERTY

DYER AVE RETAIL CENTER - Marion, Iowa



DYER AVE RETAIL CENTER - Marion, Iowa



HyVee
EMPLOYEE OWNED

Auto Zone

UNITED STATES POSTAL SERVICE

CVS pharmacy

ALDI

DOLLAR GENERAL

DQ **Casey's**

bp

Walmart
Save money. Live better.
MURPHY USA

McDonald's

Culver's

SUBJECT PROPERTY
DYER AVE RETAIL CENTER

Kwik Star

Holiday Inn Express & Suites

Jersey Mike's **PANCHEROS**
Pizza Ranch **tropical CAFE**

SCOOTER'S COFFEE

East Town Apartments

MARION AIRPORT →

44TH ST

44TH ST

35TH ST

MUNIER RD

BUS 151

13 151

BUS 151

13 151

13 151

10TH AVE 14,600 VPD

18,683 VPD



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
2020 Population	6,955	32,272	62,677	2020 Households	2,849	13,378	26,087	2024 Average HH Income	\$91,870	\$90,617	\$93,943
2024 Population	7,196	31,399	62,158	2024 Households	2,936	13,010	25,834	2024 Median HH Income	\$76,601	\$71,586	\$72,689
2029 Population	7,224	31,150	61,900	2029 Households	2,946	12,903	25,718	2024 Per Capita Income	\$37,483	\$37,547	\$39,044

BROKER HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS:

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Broker and should not be made available to any other person or entity without the written consent of Broker.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Broker is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Broker, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Broker, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BROKER AGENT FOR MORE DETAILS.



CONTACT US:

MICHAEL SCALI

LICENSED REAL ESTATE SALESPERSON

mscali@sabcap.com

t. 646.809.8835

LICENSE #: 10301220560 (NY)

MARK NEELMAN

LICENSED REAL ESTATE SALESPERSON

mneelman@sabcap.com

t. 646.494.1732

LICENSE #: 10401386291 (NY)

ADAM WOODCOCK

LICENSED REAL ESTATE SALESPERSON

awoodcock@sabcap.com

t. 646.809.7620

LICENSE #: 10401390616 (NY)

BRIAN BROCKMAN

LICENSED REAL ESTATE SALESPERSON

brian@bangrealty.com

t. 513.898.1551

LICENSE #: B67571000 (IA)

FOR DEBT GUIDANCE, CONTACT:

WILL MCKENNA

Senior Capital Markets Associate

wmckenna@sabcap.com

t. 646.224.7452

