

# FAIRFAX CENTER

320 80TH ST CT | FAIRFAX, IA 52228

**FOR LEASE: 4,100 SF AVAILABLE**



**RYAN FITZPATRICK**  
Senior Vice President  
+1 319 431 1898  
rfitzpatrick@iowaca.com

**PARKER RIDGE**  
Associate  
+1 641 226 9983  
pridge@iowaca.com

**CHLOE MARZEN**  
Business Analyst  
**OLIVIA CHRISTIANSON**  
Marketing Specialist

 **CUSHMAN &  
WAKEFIELD**  
Iowa Commercial Advisors

# PROPERTY HIGHLIGHTS

**BASE RENT: \$12.00 PSF NNN**

**OPEX: \$7.32 PSF**

**SIZE: 4,100 SF**

- Great visibility and access from Williams Blvd
- Located just off Hwy 151 and Hwy 30
- Next to lighted intersection
- Within the College Community School District which serves 5,800+ students and staff
- Nearby businesses include: Casey's, Menards, Target, and Fairfax City Hall



# AERIAL

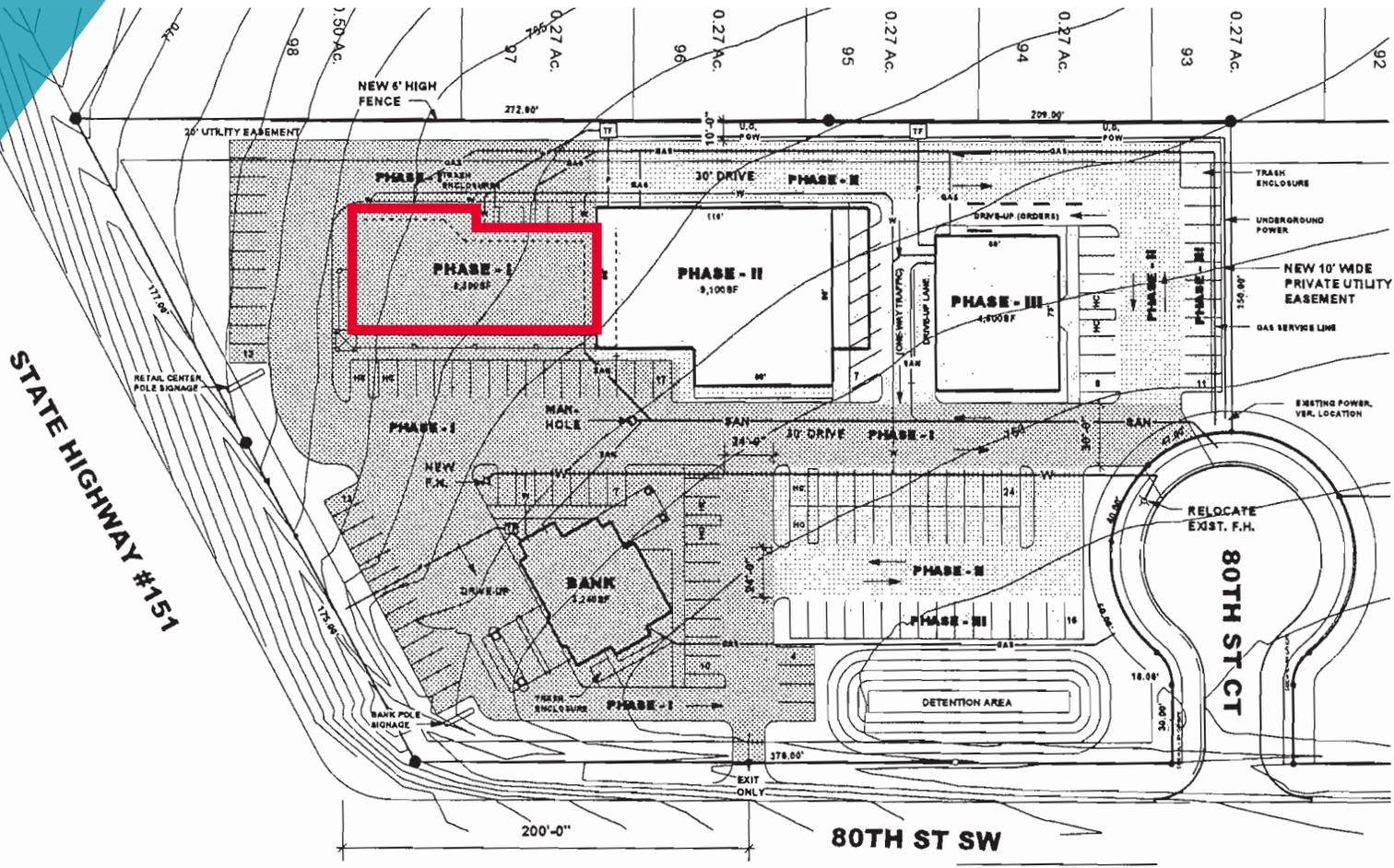


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,137	13,330	40,760
AVERAGE HH INCOME	\$155,655	\$118,803	\$104,229
HOUSEHOLDS	1,404	5,969	17,571
DAYTIME POPULATION	1,236	8,180	28,452



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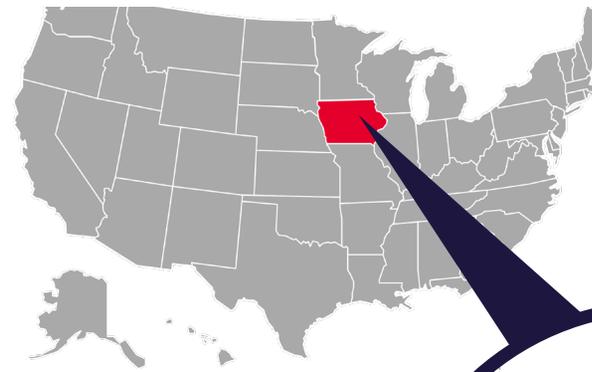
# AERIAL



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# ICR IOWA



Fairfax 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.



**729,401**  
WORKFORCE  
POPULATION



**95%**  
EDUCATIONAL  
ATTAINMENT



**8.9%**  
EMPLOYMENT  
GROWTH RATE

## 7 COUNTIES

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



**487,106**  
POPULATION

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

**36,816,284**  
300 MILE POPULATION



**IOWA RANKED #1  
OVERALL BEST STATE**



**RANKED #2 BEST COST  
OF DOING BUSINESS**

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