



RETAIL SPACE AVAILABLE | COLLINS ROAD SQUARE

FOR LEASE

1380-1470 TWIXT TOWN ROAD | MARION, IA 52302



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details

Address	1380-1470 Twixt Town Road Marion, IA 52302
Building Size	159,987 SF
Space Available	800 - 21,495 SF
Year Built	1984
Lot Size	13.41 AC
Legal Description	S958.40' W1/4 SE NE & S958.40' TH PT OF SW NE-E OF LINDALE DR-EX S248' W408.75' (MEAS ON S LN) & EX RD & EX V1856 P79
Zoning	BC
County	Linn
Parcel #	140215100400000
County	Linn
Traffic Counts	Collins Road NE (24,400 VPD)
Estimated Op. Ex.	\$5.16/SF
Lease Rate	\$12.00 - \$15.00/SF NNN

Collins Road Square offers a premier retail leasing opportunity at 1380-1470 Twixt Town Road, Marion, IA. Suite sizes ranging from 800 to 21,495 SF available, offering flexibility for a wide range of retail, office, or service-based users. Positioned directly across from Lindale Mall, this center benefits from heavy traffic counts along Collins Road, one of the Marion/Cedar Rapids metro's busiest commercial corridors. The center provides excellent visibility and signage exposure with strong co-tenancy and consistent customer draw from surrounding retail, dining, and mall traffic. Ample on-site parking and easy access make this an ideal location for tenants seeking high-exposure frontage in an established, high-traffic retail hub. Contact listing agent for available suite sizes, configurations, and lease terms.

Drone Video





PROPERTY PHOTOS





PROPERTY PHOTOS





AERIAL MAP





PARCEL MAP





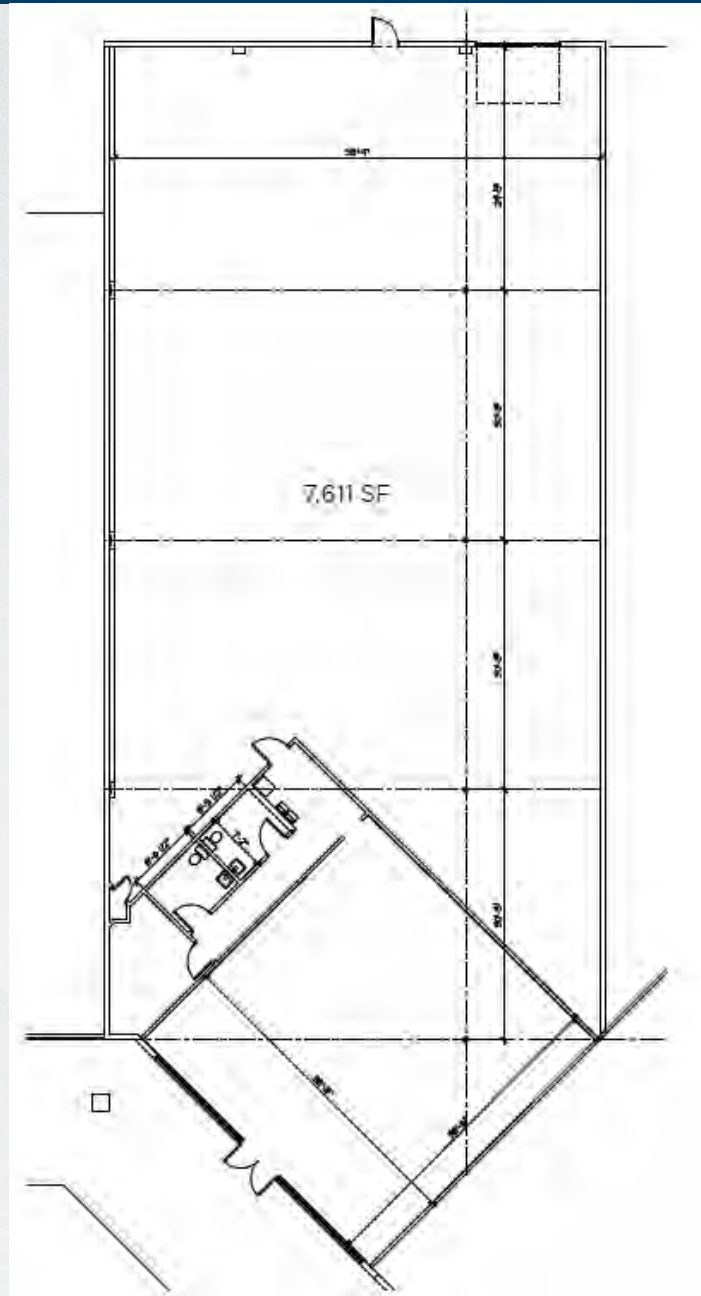
SITE PLAN



Availability			
Suite	Status	Size	Price/SF
1418	Available	7,611 SF	\$12.00 NNN
1420	Available	21,495 SF	\$12.00 NNN
1464	Available	800 SF	\$15.00 NNN
1468	Available	1,825 SF	\$15.00 NNN

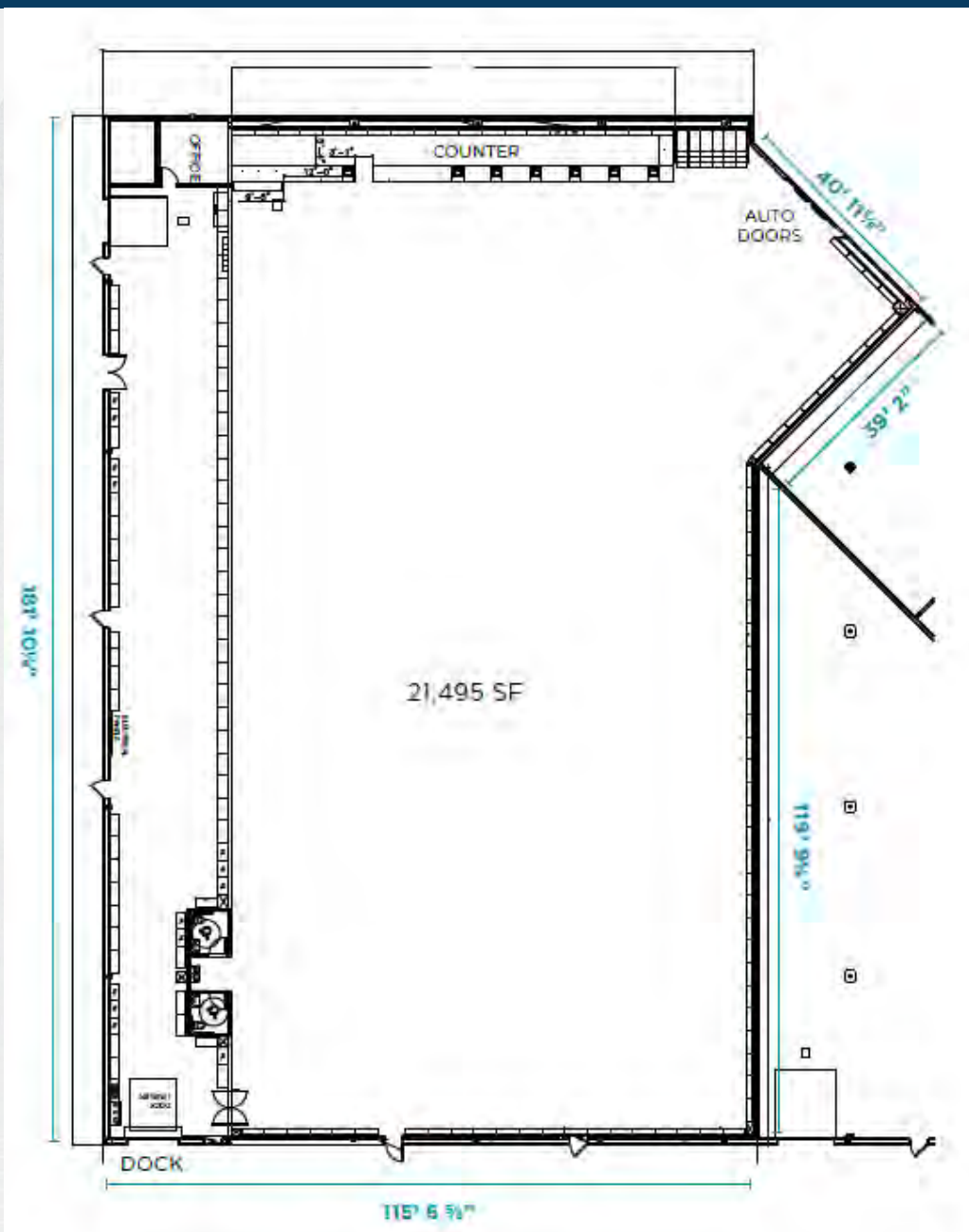


FLOOR PLAN - SUITE 1418



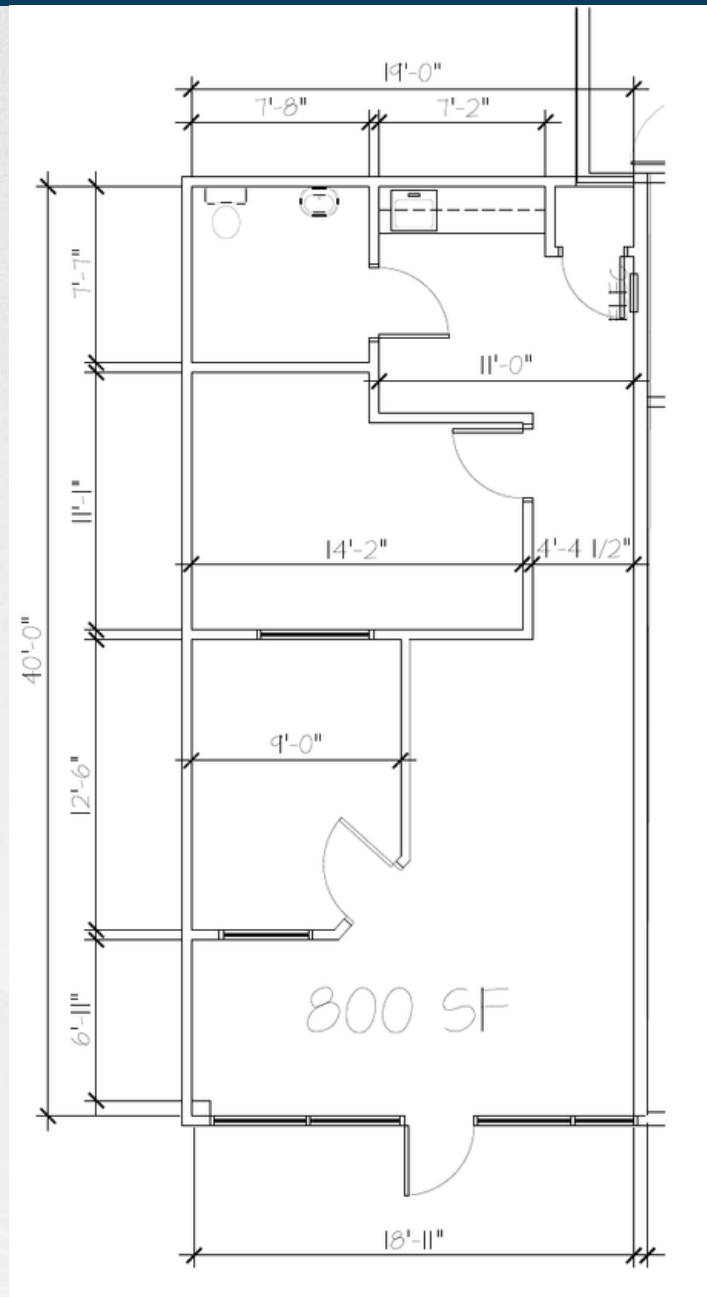


FLOOR PLAN - SUITE 1420



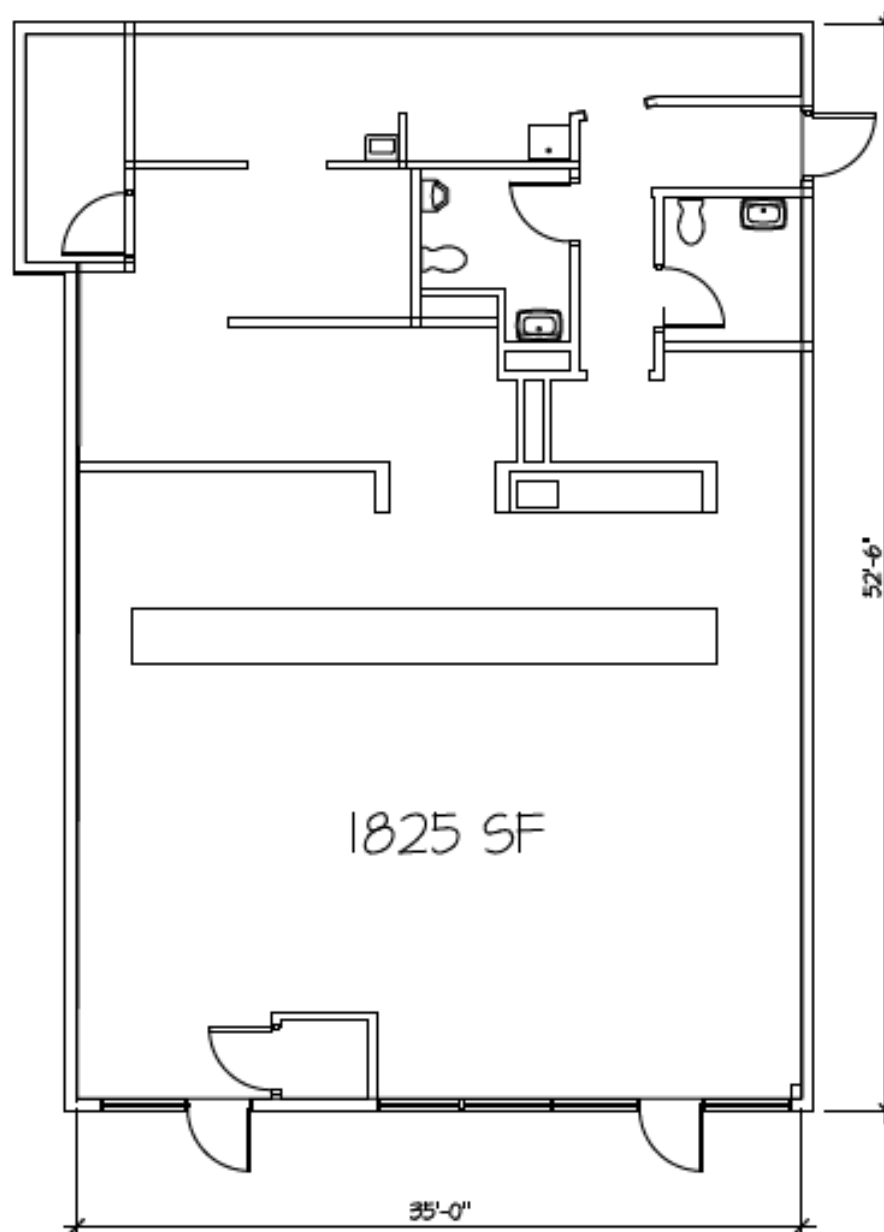


FLOOR PLAN - SUITE 1464





FLOOR PLAN - SUITE 1468





CEDAR RAPIDS MSA OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	16,045	72,834	149,291
	2025 Population	6,093	75,926	152,347
	Annual Population Growth Rate	0.3%	0.2%	0.2%
	2025 Median Age	40.5	38.4	39.1
	2025 Total Households	3,157	32,716	57,998
	Annual Household Growth Rate	0.4%	0.3%	0.4%
	2025 Average Household Income	\$82,470	\$99,477	\$102,087
	Daily Traffic Count: 24,400 VPD			



CONTACTS



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