

TIFFIN WEST

TIFFIN, IA 52340



IOWA CITY

CORALVILLE



LOT 5
13.688 AC

LOT 4
1.905 AC

LOT 3
1.773 AC

LOT 2B
1.052 AC

LOT 2A
1.285 AC



RETAIL LOTS AVAILABLE

TIFFIN



For Sale

RETAIL LAND | LOTS 2A - 2B

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

2720 1st Avenue NE, Suite 212
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iowacommercialadvisors.com

// PROPERTY HIGHLIGHTS

RETAIL LOTS AVAILABLE

PRICE: \$13-15/SF

SIZE: 1.05 - 2.16 AC

ZONING: C-B2

- Two retail lots available for sale or build-to-suit at the hard corner of Village Drive & Ireland Ave NW-a prime location for retail development.
- Tiffin is one of the fastest growing communities in Iowa, with an increase of 54% since 2010
- Located at the I-80 & I-380 Interchange
- Located near the University of Iowa and University of Iowa Hospital and Clinic
- Conveniently located on the western edge of the Iowa City MSA
- Within minutes of Coralville, Iowa City, and North Liberty
- Subdivided options available - contact agent for additional information and impact to asking price

LOT #	SIZE	ZONING	PRICE	STATUS
2	2.337 AC	C-B2	\$14/SF	AVAILABLE
2A	1.285 AC	C-B2	\$15/SF	AVAILABLE
2B	1.052 AC	C-B2	\$13/SF	AVAILABLE



// SITE AERIAL

NORTH LIBERTY



IOWA CITY



TIFFIN

IRELAND DR



SITE

63,700 VPD



Iowa Commercial Advisors

// SITE AERIAL



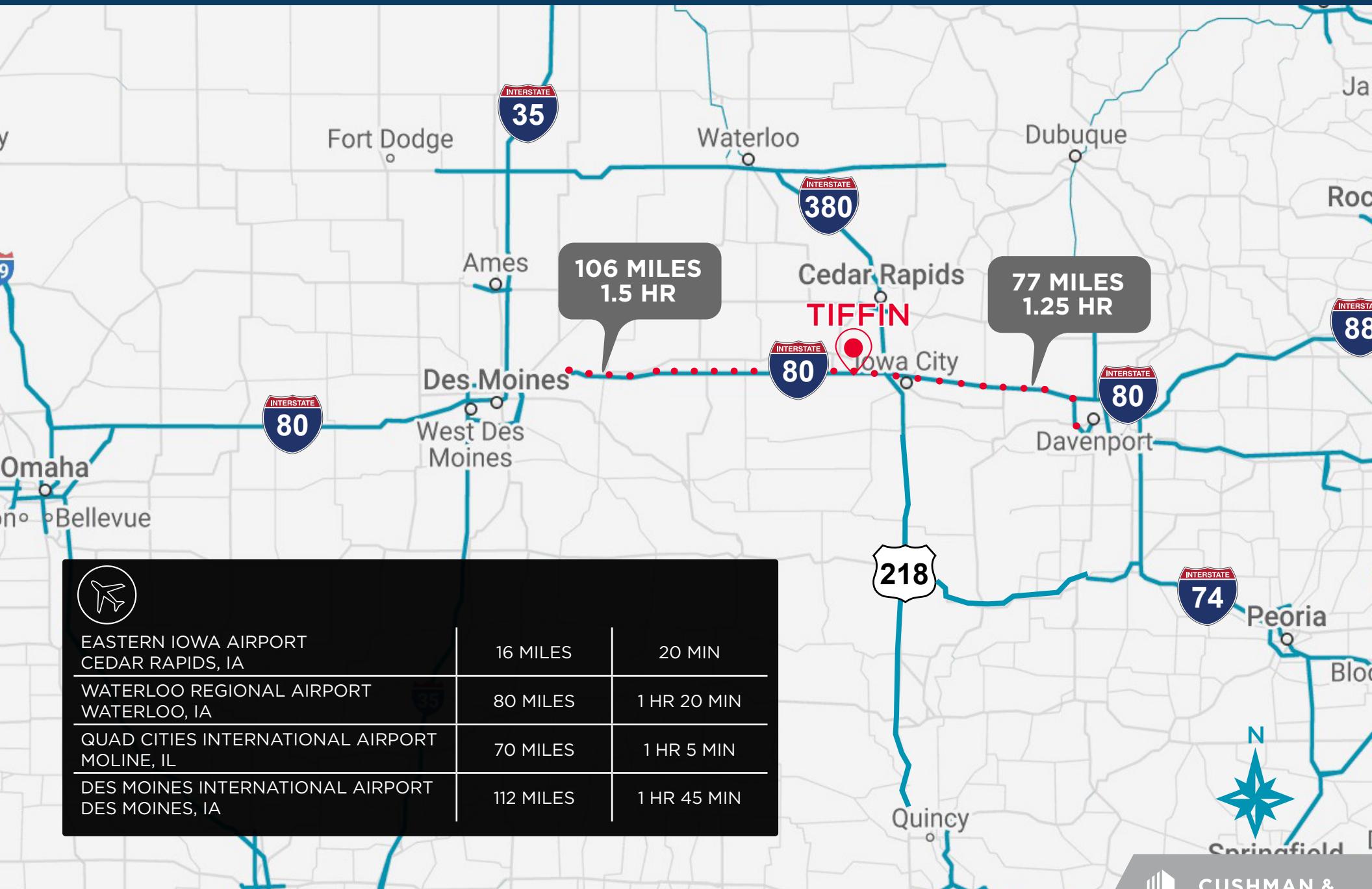
// SITE AERIAL



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WAKEFIELD

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// MAP



// DEMOGRAPHIC RANGE



MEDIAN AGE
33 - 34 - 34



TOTAL POPULATION
2,106 - 7,340 - 42,848



DAYTIME POPULATION
1,433 - 8,289 - 37,835



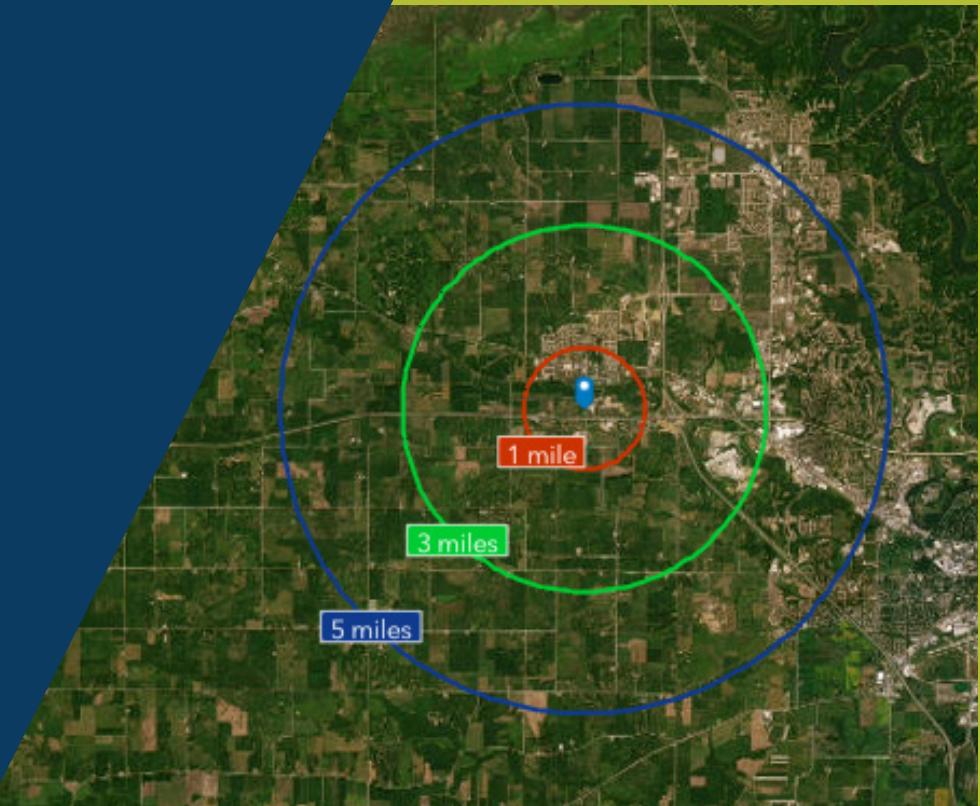
TOTAL HOUSEHOLDS
935 - 2,977 - 16,767



FAMILY HOUSEHOLDS
935 - 2,977 - 16,767



AVERAGE HOUSEHOLD INCOME
\$109,895 - \$99,864 - \$117,026



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

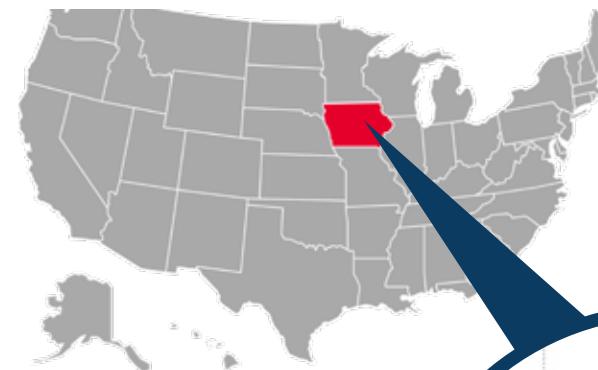
7 COUNTIES

- 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



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FOR MORE INFORMATION CONTACT

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*ownership entity includes a licensed real estate agent in the State of Iowa

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