

TIFFIN WEST

TIFFIN, IA 52340



IOWA CITY

CORALVILLE

Kwik Star

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



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

2720 1st Avenue NE, Suite 212
Cedar Rapids, IA 52404
Main +1 319 229 1003
iowacommercialadvisors.com

// PROPERTY HIGHLIGHTS

RETAIL LOTS AVAILABLE

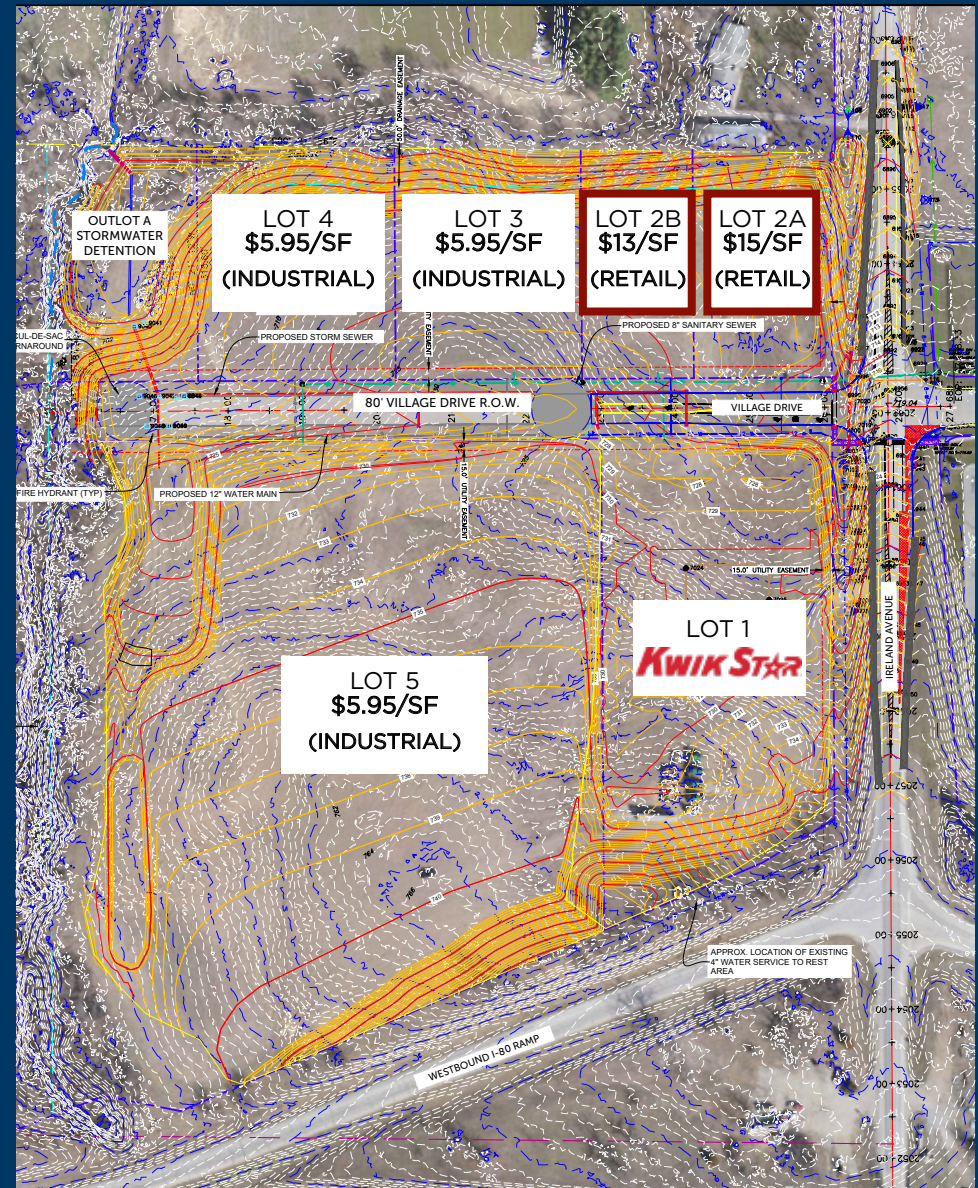
PRICE: \$13-15/SF

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



63,700 VPD



CUSHMAN &
WAKEFIELD

Iowa Commercial Advisors

// SITE AERIAL

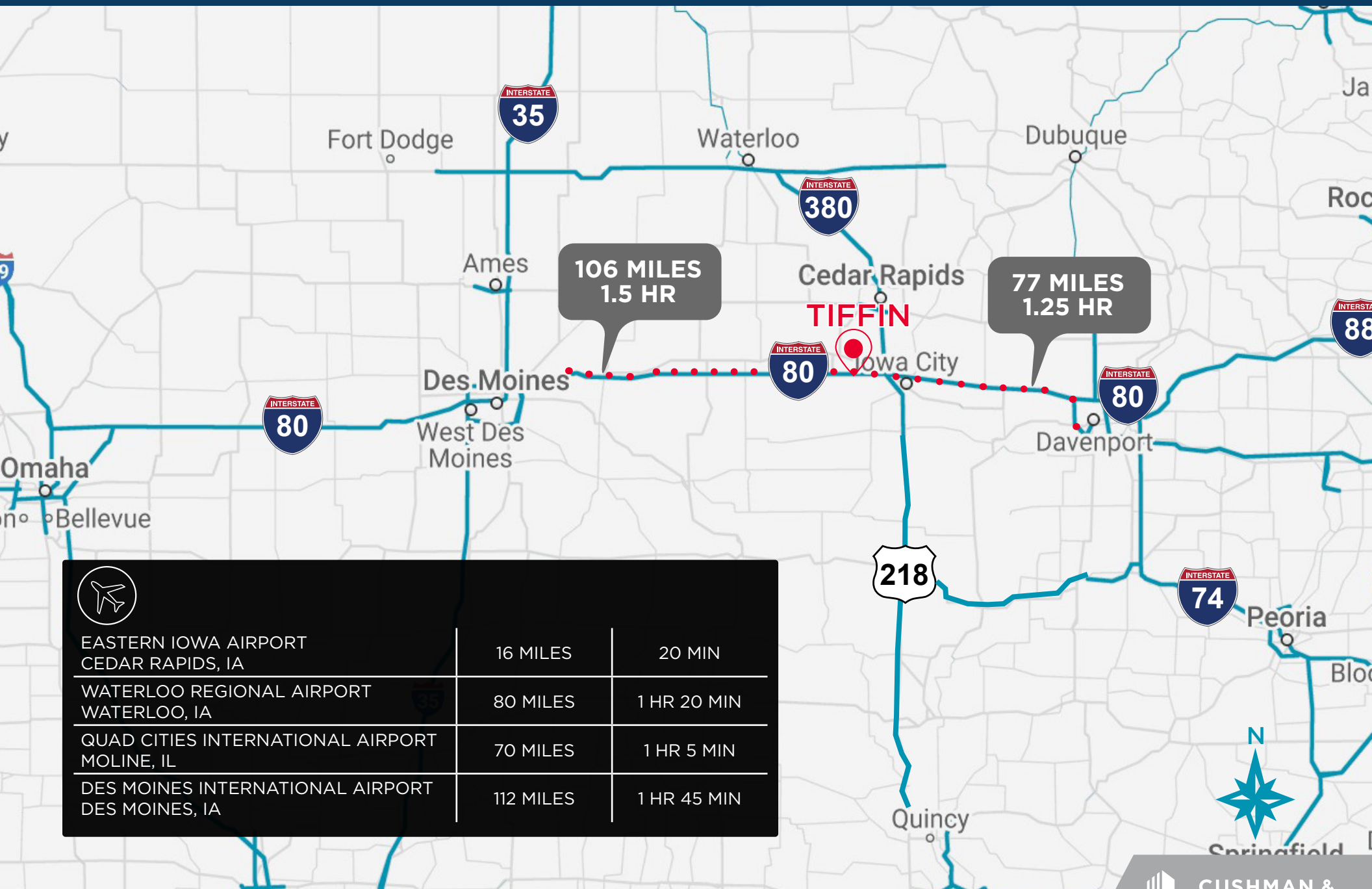


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WAKEFIELD**

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// SITE AERIAL





// 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



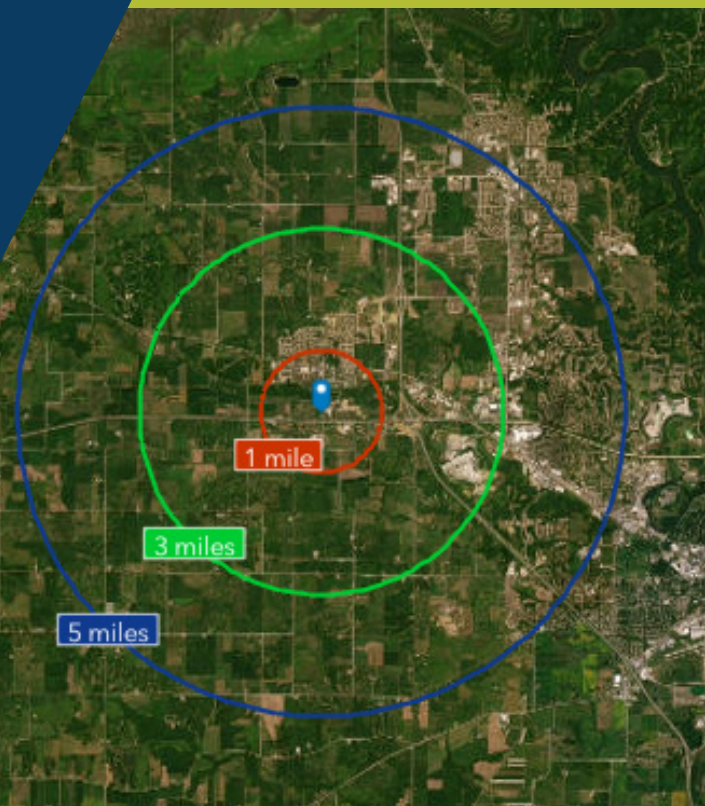
FAMILY HOUSEHOLDS

935 - 2,977 - 16,767



AVERAGE HOUSEHOLD INCOME

\$109,895 - \$99,864 - \$117,026



ICR IOWA

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

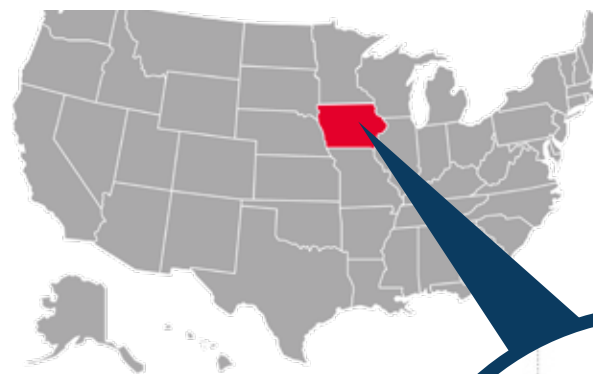
36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



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



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FOR MORE INFORMATION CONTACT

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Marketing Specialist

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

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