

# FOR LEASE

1255 HAYES LN | NORTH LIBERTY, IA 52317



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# THE PROPERTY

1255 HAYES LN | NORTH LIBERTY, IA



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**1,455 - 4,512 SF AVAILABLE**



**BASE RENT**  
**END CAP: \$42.95 PSF NNN**  
**IN-LINE: \$39.95 PSF NNN**



**ESTIMATED OPEX**  
**\$14.95 PSF**

## HIGHLIGHTS

- New retail development along the heavily traveled Penn Street in North Liberty
- Delivery - October 2024, in vanilla box condition - contact agent for details
- Development includes 32,000 SF Pizza Ranch & Entertainment Center with a bowling center attached
- The Palestra, a 33,600 SF recreation building with indoor basketball and volleyball courts is adjacent to the subject property
- Surrounded by dense residential developments - including Solomon's landing with 119 single family homes and 396 multi-family units
- North of the property is a proposed ~40 acre soccer complex
- Within minutes from Interstate 380



# AERIAL

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## DEMOGRAPHICS

	5 Min Drive Time	10 Min Drive Time	15 Min Drive Time
Population	18,274	28,834	53,622
AVG. HH Income	\$126,298	\$128,368	\$131,708
Total Households	8,784	13,604	25,421
Daytime Population	9,327	16,326	31,507

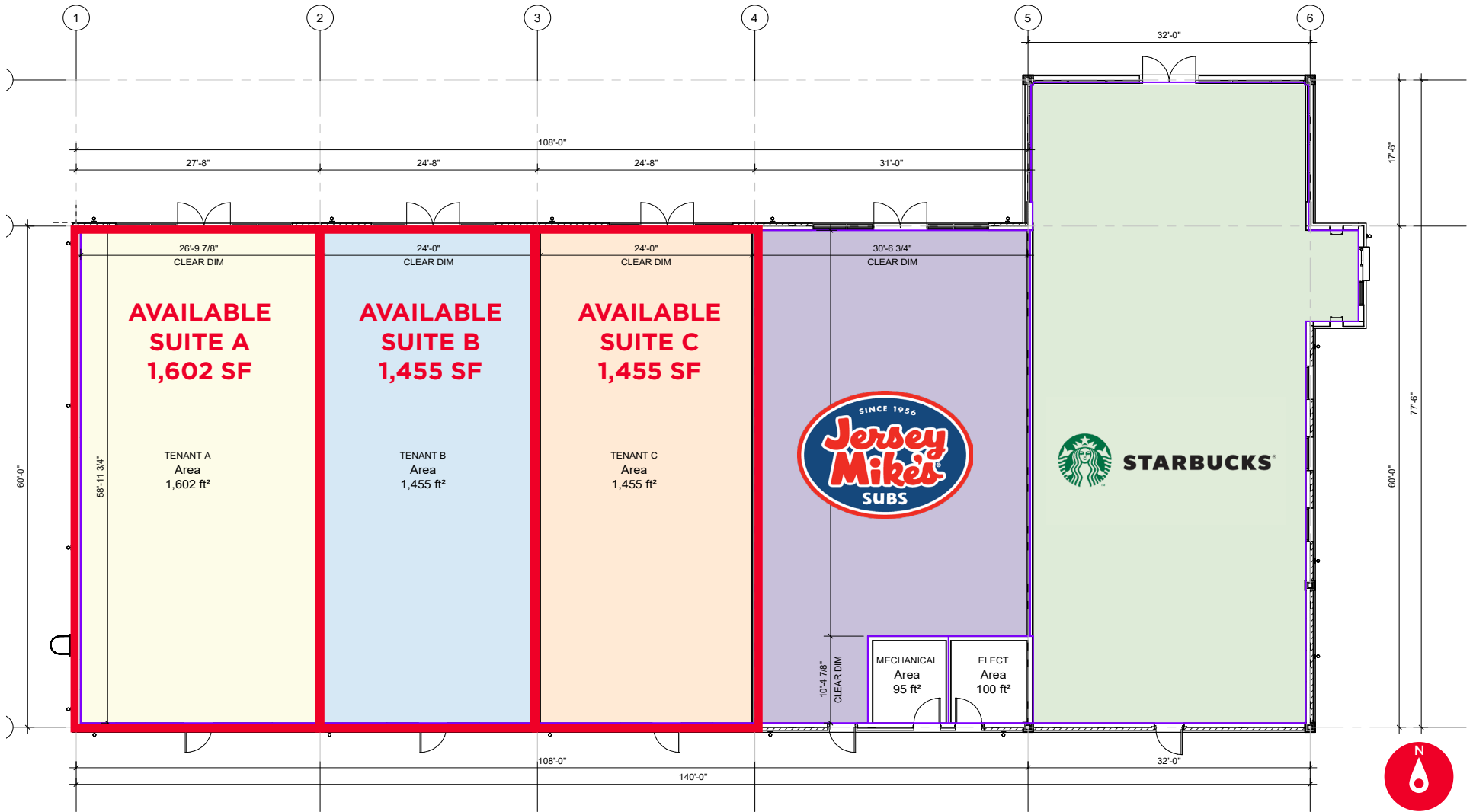


# FLOOR PLAN

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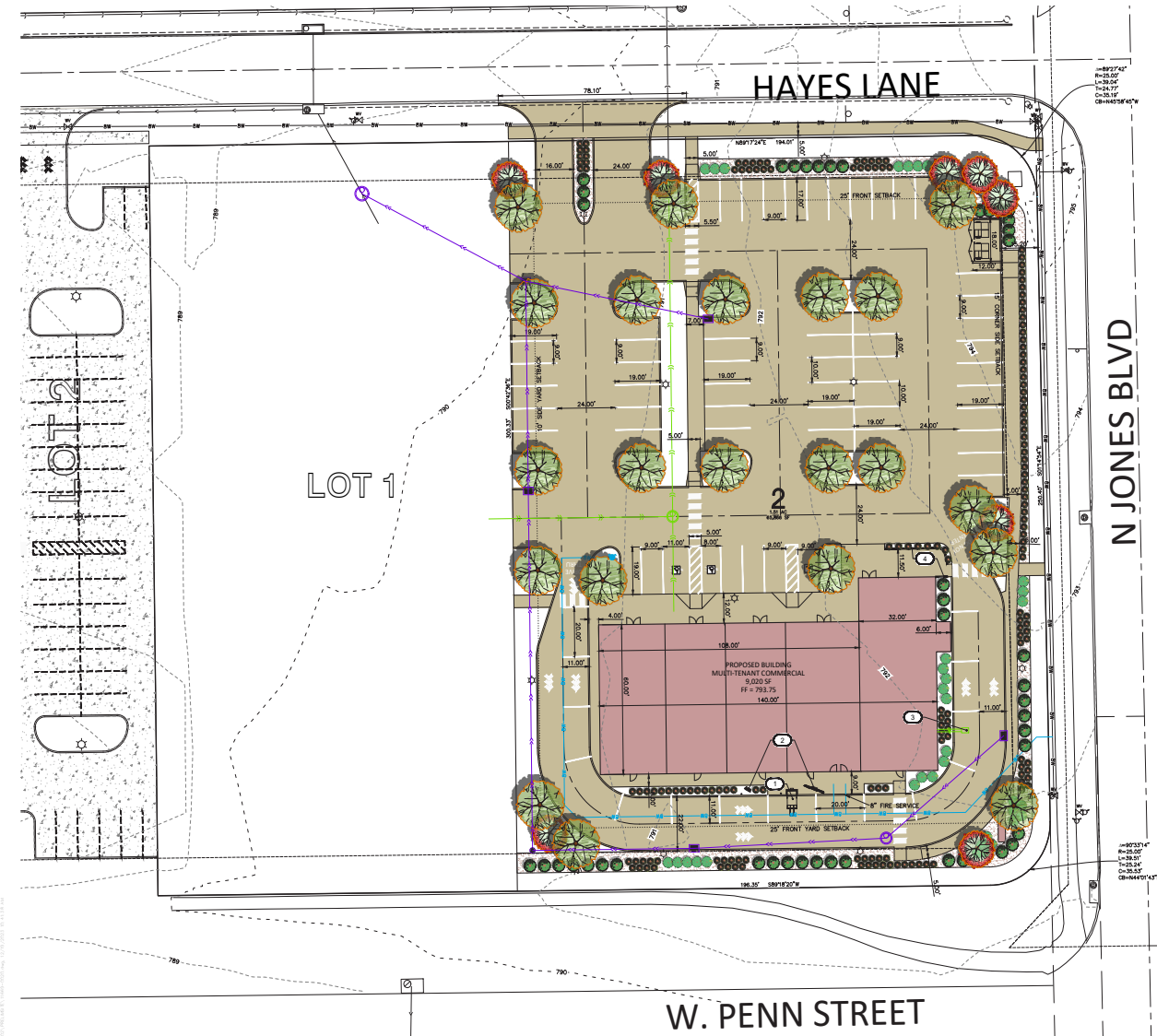


# SITE PLAN

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# RENDERINGS

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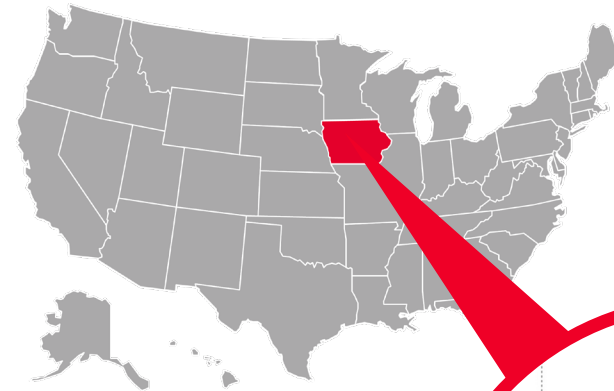
# THE MARKET

## ICR IOWA



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NORTH LIBERTY 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



**8.9%**

EMPLOYMENT  
GROWTH RATE



**95%**

EDUCATIONAL  
ATTAINMENT



**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**



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