



1655 EAST SAN MARNAN

Waterloo, Iowa 50702



EXCLUSIVELY MARKETING BY:

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AW COMMERCIAL REAL ESTATE & DEVELOPMENT





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EXECUTIVE SUMMARY

- Crossing Point Plaza
- 1655 E San Marnan Drive, Waterloo, Iowa 50702
- Type: Retail / Medical / Shell
- 2,224 - 2,800 Square Feet
- Heavily Trafficked
- Strong-Signage
- \$8.95 PSF NNN
- Co-Tenants: UnityPoint Clinic Express, Miracle Ear, Athletico Physical Therapy, Fancy Nail & Spa

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PROPERTY DESCRIPTION

2,224 – 2,800 square feet suitable for medical, retail, or professional office space available in the highly desirable Crossing Point Plaza. The plaza is home to a strong mix of tenants, including UnityPoint Clinic Express, Miracle Ear, Athletico Physical Therapy, and Fancy Nail & Spa. The surrounding trade area is anchored by major national retailers such as Target, Kwik Star, and CVS, along with an abundance of shopping, dining, and service-based users. With ample on-site parking and excellent signage opportunities, this space offers a turnkey opportunity for healthcare providers, office users, or retail users. Estimated NNN Expenses \$8.95/SF. TIA available with qualified tenants and terms.

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AVAILABLE SUITES:

- Suite D // (+/-) 2,800 SF // \$20 PSF
- Suite E // 2,224 SF // \$32 PSF



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LOCATION OVERVIEW

1655 E San Marnan anchors one of the city's most active retail zones. Located along East San Marnan Drive, just east of the I-380 / US 218 interchange, offering exceptional accessibility and visibility to through traffic from across the Cedar Valley. This placement makes it a key destination for consumers traveling via both I-380, which runs north-south, and US 218, enhancing convenient access from neighboring communities. Sitting at the heart of a busy retail and commercial corridor, surrounded by prominent national brands. Nearby anchors include Target, CVS, Kwik Star, and other big-box retailers, all contributing to strong foot traffic and consumer draw. Co-tenants within the plaza itself include well-known service and dining options such as: UnityPoint Clinic Express, Miracle Ear, Athletico Physical Therapy, Fancy Nail & Spa.

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