



RETAIL/OFFICE SPACE FOR LEASE

Penn Landing

Available SF: 1,939 - 4,000 SF

650, 710 PACHA PKWY
NORTH LIBERTY, IA 52317

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10 - 16.50 SF/yr (NNN)
Operating Expense Estimate:	8.22
Building Size:	59,904 SF
Available SF:	1,939 - 4,000 SF
Lot Size:	10.89 Acres
Year Built:	2009
Zoning:	C-2

LOCATION OVERVIEW

Located within the Penn Landing development at the corner of Hwy 965 and Penn St in North Liberty.

PROPERTY OVERVIEW

Penn Landing is strategically positioned at the corner of Hwy 965 and Penn Street in North Liberty, offering high visibility and strong traffic exposure. The multi-tenant retail center hosts national and local flags including Dominos, Jimmy Johns, Midnight Coffee and Debut Dance, and sits amid nearby anchors like McDonald's, ALDI, and Walgreens.

PROPERTY HIGHLIGHTS

- Diverse tenant mix drawing steady daily traffic within Penn Landing
- Positioned in one of North Liberty's fastest-growing commercial hubs

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,939 - 4,000 SF	Lease Rate:	\$10 - \$16.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
650 Pacha Parkway	Available	2,463 SF	NNN	\$16.50 SF/yr
710 Pacha Pkwy, Suite 1	Available	2,000 - 4,000 SF	NNN	\$10.00 SF/yr
710 Pacha Pkwy, Suite 2	Available	1,939 SF	NNN	\$13.95 SF/yr

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PROPERTY DETAILS & HIGHLIGHTS

Building Name	Penn Landing
Property Type	Retail/Office
Property Subtype	Strip Center
APN	0612156011; 0612156005
Building Size	59,904 SF
Lot Size	10.89 Acres
Year Built	2009

710 Pacha Pkwy, Suite 1: Spacious and versatile 4,000 SF suite. The landlord is offering a competitive rental rate, making this a great opportunity for a destination business or established user seeking quality space at an affordable price. The interior features tall ceilings, a large open area ideal for cubicles or collaborative workspace, along with a generous break room, two restrooms, and four oversized private offices. The suite is fully sprinkled and includes three exit doors, offering excellent flexibility for layout or potential demising option. The Landlord has plans to add an exterior archway with signage between Mickey's Pub and this space, enhancing visibility and presence along the corridor.

710 Pacha Pkwy, Suite 2: Prime North Liberty retail showroom available November 2026. Current Brickhouse Ops Fireplace location featuring an open floor plan, polished concrete floors, attractive storefront, rear storage area, and private restroom. Flexible layout suitable for retail, showroom, office, or service-oriented users. Located within a well-established multi-tenant retail center with strong neighboring businesses, ample parking, and convenient access to Highway 965 and Interstate 380.

650 Pacha Pkwy, Suites 1 & 2: Second generation restaurant available for lease in the growing North Liberty Market. Formerly, SugaPeach, this end-cap suite features a drive-thru, open dining area, commercial kitchen setup, multiple storage rooms and two restrooms totaling 2,463 SF. Excellent visibility within the Pacha Parkway commercial corridor, surrounded by established retailers and strong residential growth. Ideal for a user seeking a ready to operate service business that can utilize the drive-thru.



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PHOTOS - PENN LANDING



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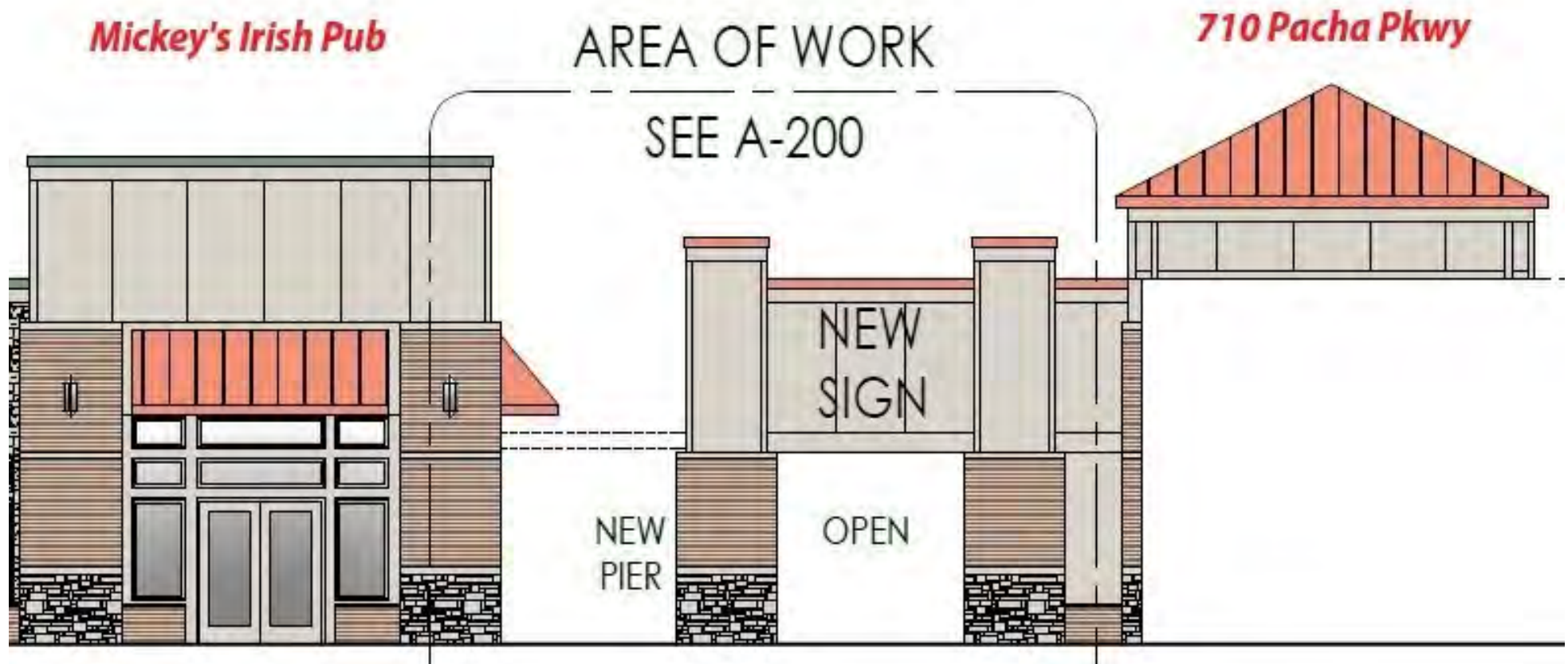
PHOTOS - 710 PACHA PKWY #1



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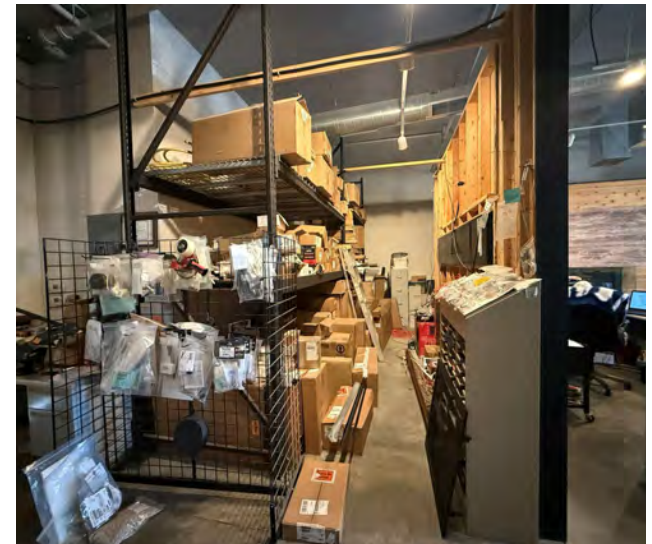
PROPOSED EXTERIOR ARCHWAY



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PHOTOS - 710 PACHA PKWY #2



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PHOTOS - 650 PACHA PKWY



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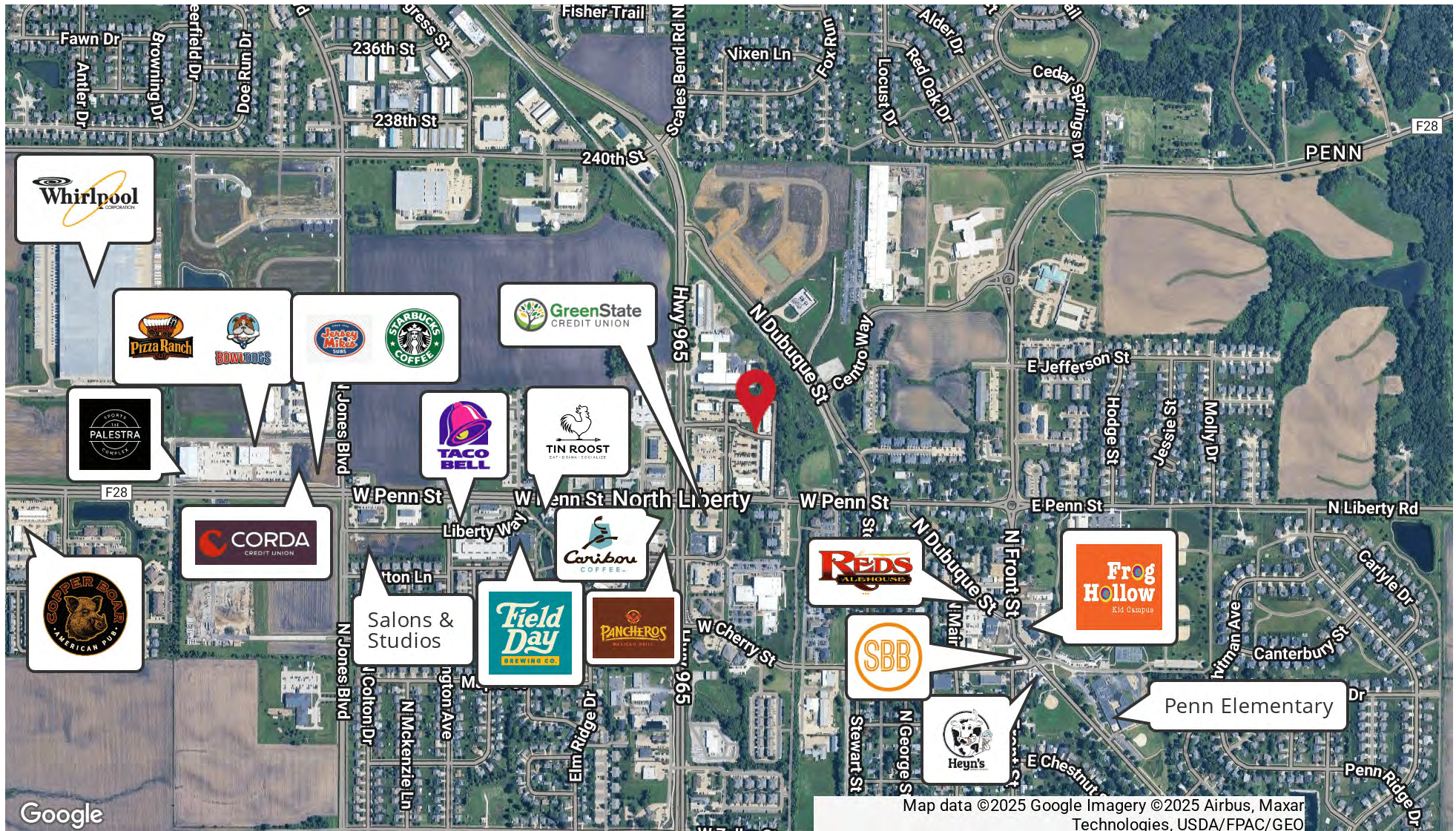
AERIAL MAP



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RETAILER MAP



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A map of North Liberty, Iowa, and the surrounding region. North Liberty is marked with a red pin in the center. Major highways shown include Interstate 380 running north-south, Interstate 80 running east-west, and US Highway 6 running north-south. Other nearby towns include Coralville, Tiffin, Waukegan, and Iowa City. The Iowa River is visible flowing through the area. The map includes labels for various smaller communities like Swisher, Shueyville, and Solon. The Google logo is in the bottom left corner.

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The University of Iowa

Founded in 1847, it is the state's oldest institution of higher education and is located alongside the picturesque Iowa River in Iowa City. A member of the Association of American Universities since 1909 and the Big Ten Conference since 1899, The University of Iowa is home to one of the most acclaimed academic medical centers in the country, as well as globally recognized leadership in the study and craft of writing. Iowa is known for excellence in both the arts and sciences, offering world-class undergraduate, graduate, and professional academic programs in a wide variety of fields.

U.S. News & World Report Latest Rankings

#1

*Public University For
"Writing in the Disciplines"*

#1

*Public University For
Nursing*

#35

*Consecutive Years Ranked
As One Of The Best Academic
Hospitals in the U.S.*

#46

Best Public Universities

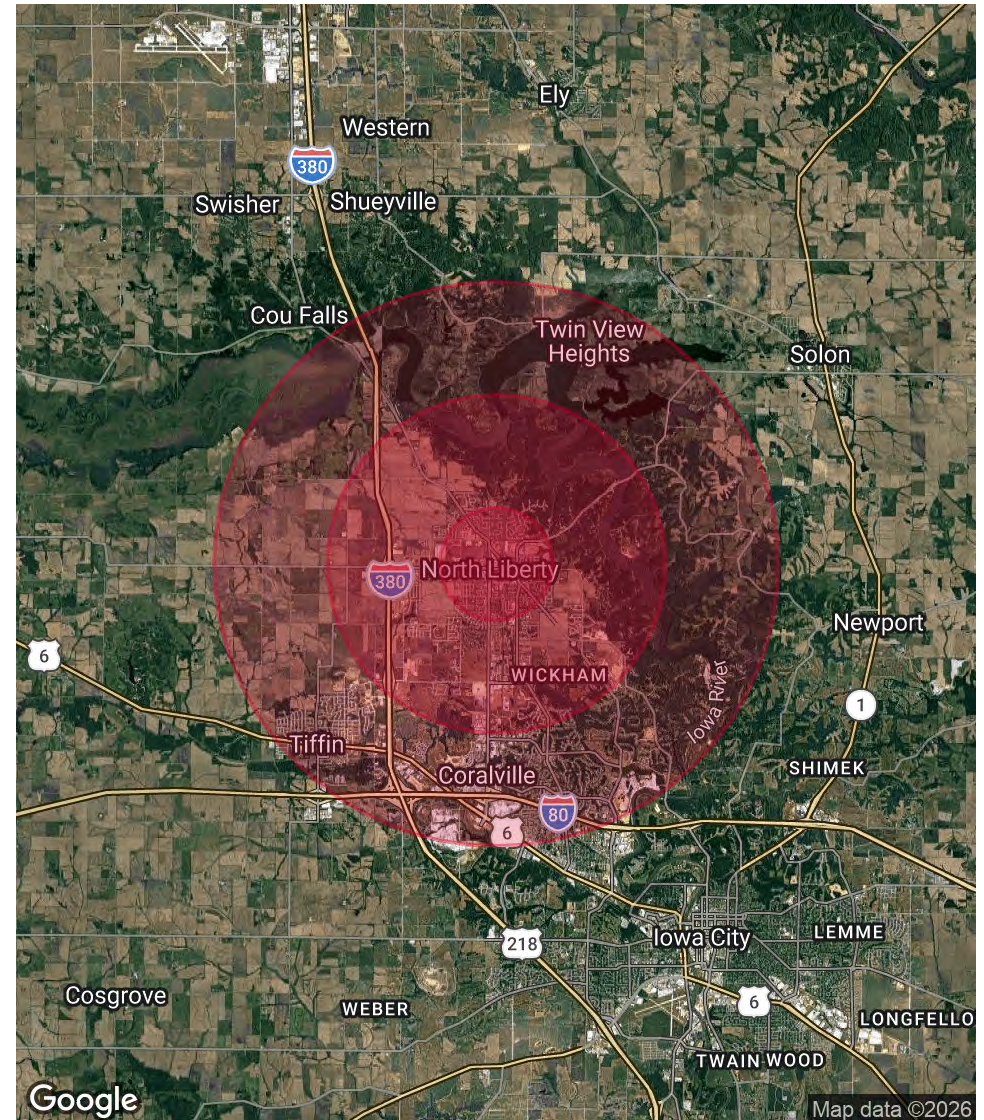


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,755	25,694	47,772
Average Age	34	35	37
Average Age (Male)	34	34	36
Average Age (Female)	35	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,763	9,663	18,185
# of Persons per Household	2.6	2.7	2.6
Average Household Income	\$142,709	\$140,617	\$145,642
Average House Value	\$385,135	\$377,645	\$389,942

2020 American Community Survey (ACS)



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SERVICE PROVIDERS



AVERAGE UTILITY BILLING

- Alliant Energy - Electric
- MidAmerican Energy - Gas
- City of North Liberty - Water

INTERNET / PHONE PROVIDER

South Slope
(319) 626-2211

* All information is deemed reliable but not guaranteed. It is the responsibility of the tenant to do their own due diligence.

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