



AVAILABLE SQ. FT.: 5,912 sq. ft.

YEAR BUILT: 2020

ZONING: C-1 Neighborhood Commercial District

USES: Retail, Office, Restaurant, Sports/Recreation

ADDRESS: 120 Twin Steeples Circle NE, Dyersville, Iowa 52040

LOCATION: The Landing is in northeast of Dyersville, just a few minutes from the heart of town, in a quiet residential area near local landmarks with easy access to Highway 20 and regional hubs like Dubuque and Cedar Rapids.

SUMMARY: Available for lease is a first generation space at The Landing in Dyersville, Iowa - home of the Field of Dreams! The beautiful new mixed-use building in downtown Dyersville has one remaining commercial space available for lease. The nearly 6,000 sq ft space is brimming with natural light and offers great access and a private outdoor patio overlooking the Basilica and the North Fork of the Maquoketa River - a wonderful view. The property is located adjacent to a couple of outstanding new businesses - Textile Brewing Company and Millwork Creamery. And its just a few steps from the primary business district located along 1st Avenue E.

Equity Real Estate Group
3415 STONEMAN ROAD, UNIT 5
DUBUQUE, IOWA 52002

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Steve Davis, CCIM
Co-Owner & Managing Broker

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OVERVIEW

The unique space provides for a wonderful layout and a lot of tall windows on three walls of the unit and is ready for tenant build out. The space is accessed either by 1/2 flight of stairs or elevator in the common area and has the benefit of a shared restroom space allowing for the most efficient use of the leased space. The electrical and HVAC are ready for distribution according to tenant specs and some allowance may be available. The two other tenants are a professional office and a physical therapy provider. Whether you're a growing startup, a regional firm, or a wellness brand looking for a serene yet central location—this space offers the visibility, flexibility, and character to make your mark. This is a great opportunity to immerse your business in the bustling Dyersville community!

PROPERTY HIGHLIGHTS

- Nearly 6,000 sq. ft. of space
- Electrical and HVAC are ready for distribution
- New mixed use building

LOCATION HIGHLIGHTS

- Adjacent to popular business—Textile Brewing Co. & Mill Work Creamery
- Located in a new development
- Just steps from bustling business district
- Location is ideal for businesses seeking visibility, charm, and modern amenities



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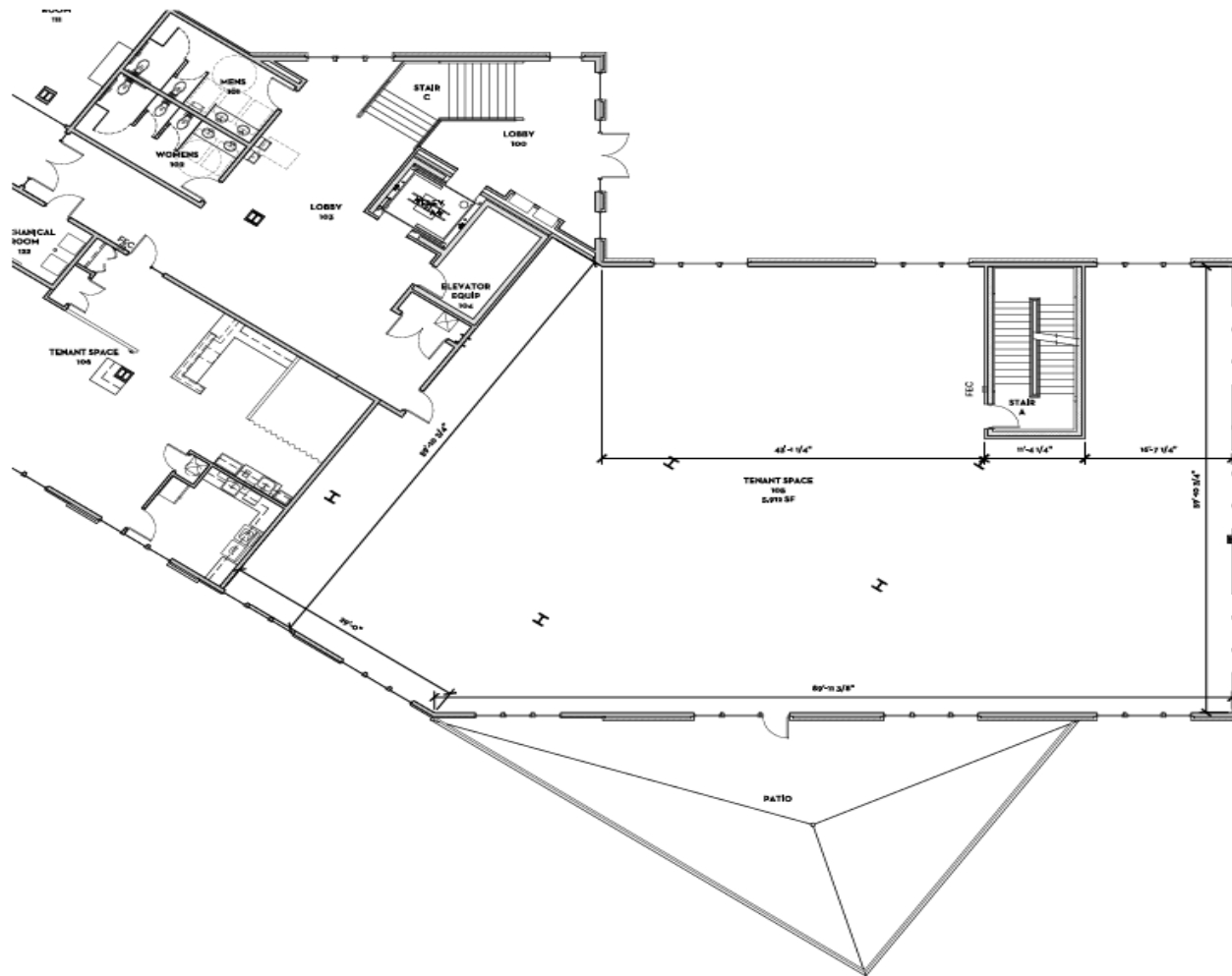


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FLOOR PLANS



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AERIAL MAP



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DEMOGRAPHICS

Dyersville is a charming Midwestern gem, where rolling farmland meets small-town warmth. It's best known as the home of the *"Field of Dreams"* movie site, where baseball fans and dreamers alike come to reconnect with nostalgia and possibility. But beyond the cinematic magic, Dyersville offers Basilica of St. Francis Xavier - one of the few minor basilicas in rural America, National Farm Toy Museum, with the North Fork of the Maquoketa River winds through town, and nearby trails offer peaceful escapes into Iowa's countryside.

Distances From Dubuque

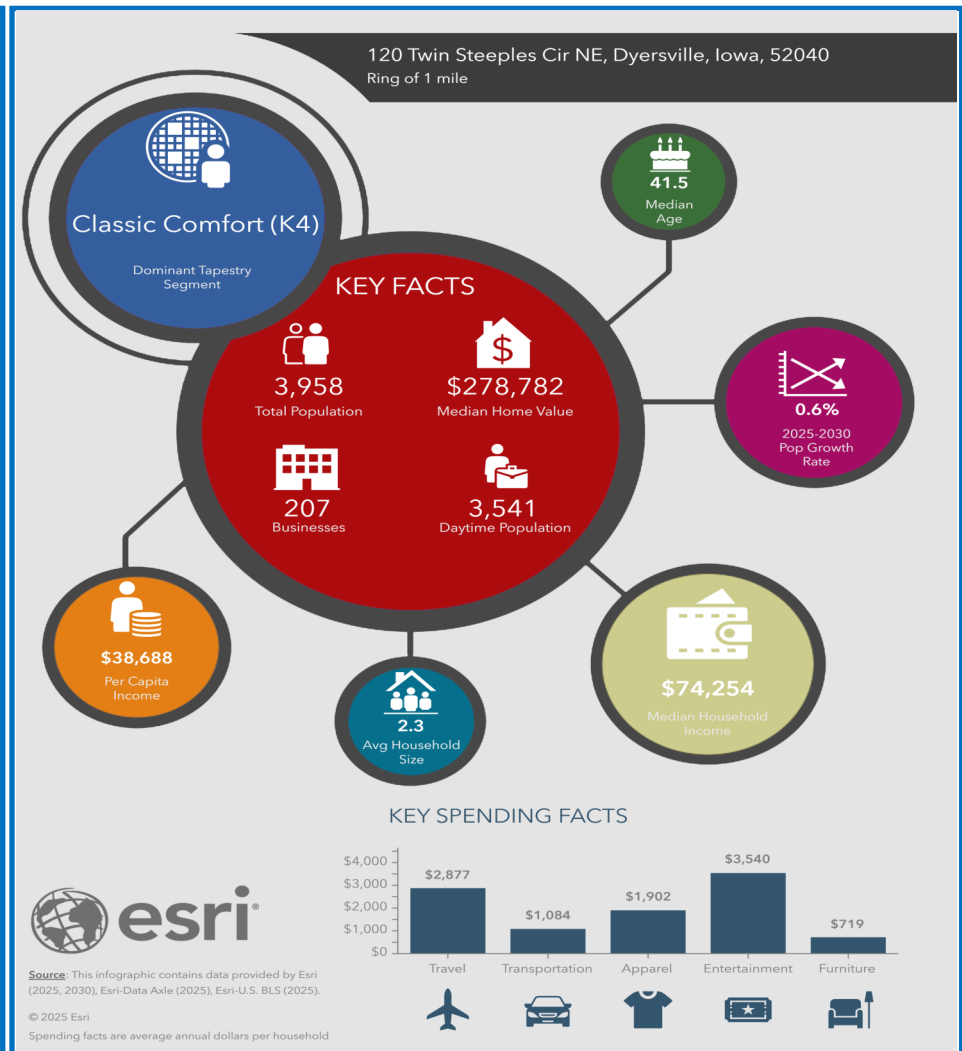
- Cedar Rapids, IA - 60 miles
- Des Moines, IA - 170 miles
- Chicago, IL - 190 miles
- Madison, WI - 120 miles
- Minneapolis/St. Paul, MN - 230 miles
- St. Louis, MO - 330 miles

Demographics At a Glance

- Population: 4,591
- Labor Force: 3,170 people
- Median HH Income: \$61,400.00
- Dominant Tapestry: Heartland Communities (49.5%)

Local Employers

- FarmTek/ESAPCO
- East Iowa Machine Co. (EIMCo)
- Western Dubuque Biodiesel
- Modernfold, Inc.



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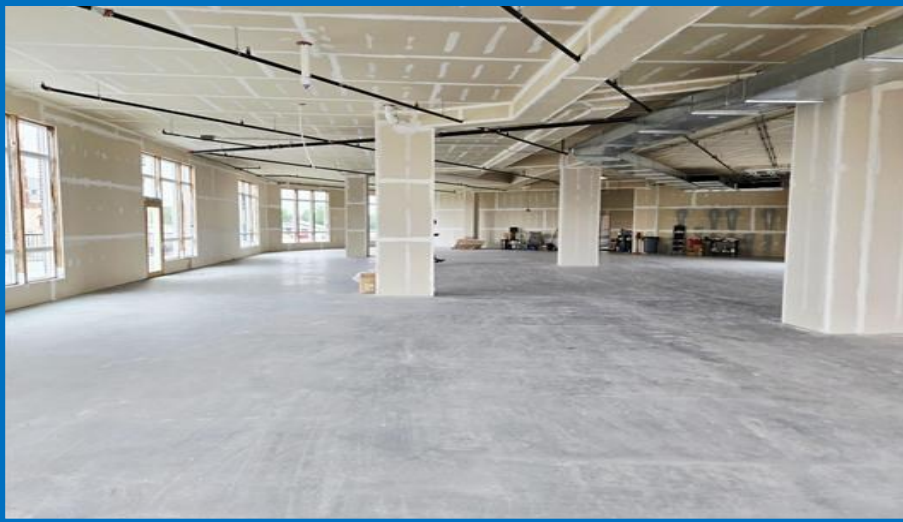


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PROPERTY PHOTOS



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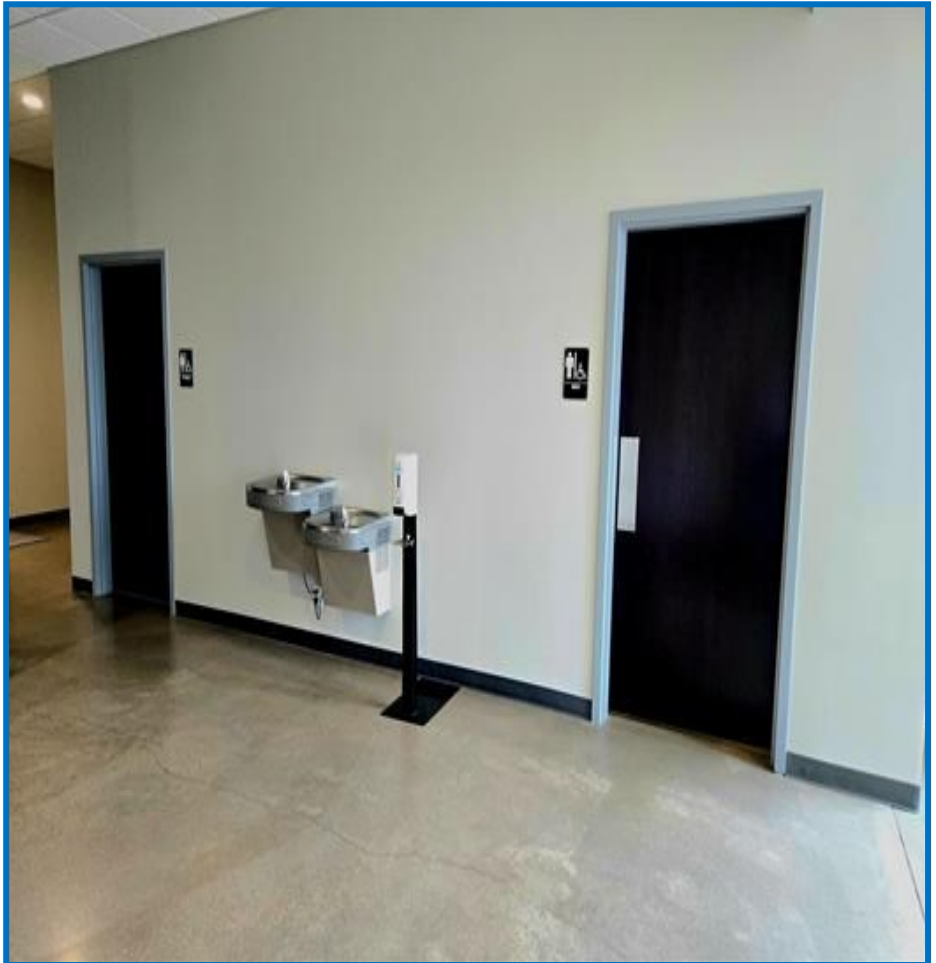


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