

958-960 7TH AVE
MARION, IA 52302

BUILD-TO-SUIT | FOR SALE

RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst
OLIVIA CHRISTIANSON
Marketing Specialist

2720 1ST AVE NE | SUITE 212
CEDAR RAPIDS, IA 52402
+1 319 229 1003
IOWACA.COM



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

958-960 7TH AVE
MARION, IA 52302



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

BUILD-TO-SUIT | FOR SALE
2,875 SF | 0.06 ACRE LOT

PROPERTY HIGHLIGHTS

- Mixed-use development opportunity in the heart of Uptown Marion
- Within walking distance of the newly renovated central plaza
- Surrounded by a great mix of local businesses including retail, restaurants, service-based businesses, medical offices, and more
- Opportunities include: retail, medical, office, & a possible multi-family component
- Frequent city-sponsored events occur on 7th Ave, bringing exposure and activity to Uptown Marion



RETAIL | MEDICAL | OFFICE | MULTI-FAMILY



958-960 7TH AVE MARION, IA 52302



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



**CENTRAL PLAZA CONCEPTUAL
RENDERING**

958-960 7TH AVE
MARION, IA 52302

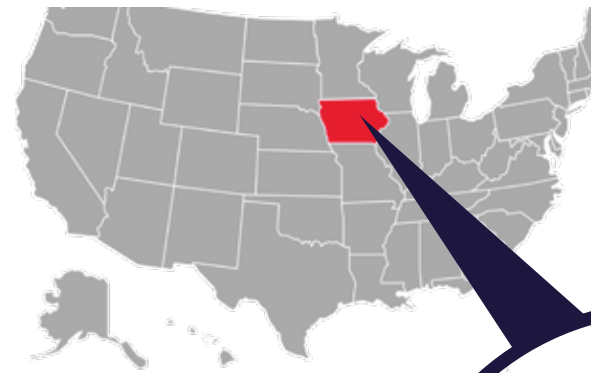


CUSHMAN &
WAKEFIELD

Iowa Commercial Advisors



ICR IOWA



Marion 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% ED-
UCATIONAL
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

\$1,227,626,806
ANNUAL GOODS EXPORTED

36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



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



958-960 7TH AVE
MARION, IA 52302

CONTACT

BUILD-TO-SUIT | FOR SALE

RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst
OLIVIA CHRISTIANSON
Marketing Specialist

2720 1ST AVE NE | SUITE 212
CEDAR RAPIDS, IA 52402
+1 319 229 1003
IOWACA.COM

 **CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.