

# INVESTMENT OFFERING | RETAIL CENTER

## COLLINS ROAD SQUARE

1380 - 1470 Twixt Town Rd | Marion, IA 52302



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WAKEFIELD**  
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# INVESTMENT HIGHLIGHTS

## COLLINS ROAD SQUARE | MARION, IA 52302

<b>OFFERING PRICE</b>	<b>\$14,000,000</b>
<b>CAP RATE</b>	<b>8.02%</b> <b>(2026 actual income)</b>
<b>P.S.F PRICE</b>	<b>\$83.88 PSF</b>

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### PROPERTY HIGHLIGHTS

**YEAR BUILT** | 1984

**SF** | 166,915 SF

**PARKING** | Ratio 3.7/1,000 SF

**OCCUPANCY** | 81%

**PARCEL SIZE** | 13.41 AC

**ZONING** | C-3 Commercial

- » Just off busy Collins Road across from Lindale Mall
- » Property has multiple access points
- » Exceptional visibility and signage
- » New roof - 2021
- » Exterior facade recently renovated
- » Climate controlled storage

### ROLLOVER

<b>2026</b>	<b>3.22%</b>
<b>2027</b>	<b>4.79%</b>
<b>2028</b>	<b>23.14%</b>
<b>2029</b>	<b>15.80%</b>
<b>2030</b>	<b>17.71%</b>
<b>2031</b>	<b>7.53%</b>
<b>2032</b>	<b>5.39%</b>

# OVERVIEW | COLLINS ROAD SQUARE

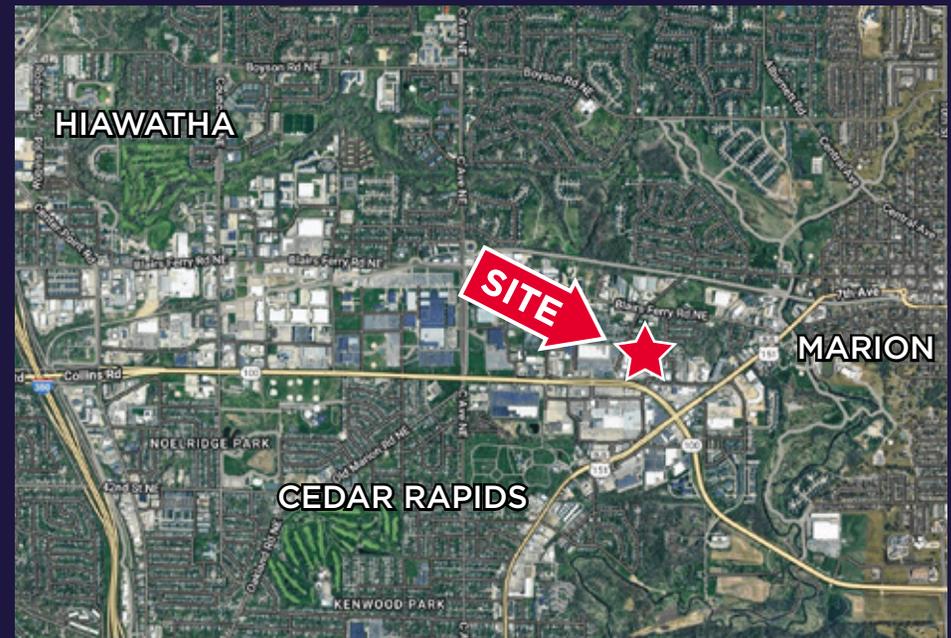


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Collins Road Square is an established retail center strategically located along Collins Rd in the primary retail corridor for Marion and Cedar Rapids. The center features a diverse mix of strong tenants like Michaels, West Music, Half Price Books, Austad's Golf, Loft, Bullfrog Spas, Grand Appliance, and Collins Road Theaters.

The investment appeal of Collins Road Square is driven by the area's growth and local economy, supported by significant city investments in infrastructure and urban revitalization. These factors, combined with a prime location and a stable tenant base, position the center for long-term value and steady returns, making it a compelling opportunity in a thriving suburban retail market.



# RETAIL AERIAL

COLLINS ROAD SQUARE | MARION, IA 52302



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# DRONE PHOTOS

COLLINS ROAD SQUARE | MARION, IA 52302



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WEST BUILDING



MAIN BUILDING | NORTH SIDE



MAIN BUILDING | EAST SIDE



MAIN BUILDING | EAST SIDE



# ICR IOWA

Marion and Cedar Rapids are located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 3-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.

## MARION & CEDAR RAPIDS



**729,401**

WORKFORCE  
POPULATION



**95%**

EDUCATIONAL  
ATTAINMENT



**8.9%**

EMPLOYMENT  
GROWTH RATE



**36**

MEDIAN  
AGE



2024 EST. SUMMARY	3 MILE	5 MILES	10 MILES
Population	75,800	132,982	208,519
Households	32,641	56,616	87,833
Total Employees	36,320	83,309	122,135
Median Age	38.4	39.1	38.8
Average Household Income	\$99,392	\$102,170	\$100,945

Cedar Rapids/Marion, Iowa is located in the heart of the Midwest. It is within 3-5 hour drive from the major key cities of the Midwest; Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis. Located in Linn County, Cedar Rapids is the second largest city in the state of Iowa. (Des Moines #1).

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