

Tower Park Drive

+/- 12,493 SF AVAILABLE FOR
LEASE

945 Tower Park Drive
Waterloo, IA 50701



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THE SPACE

Location	945 Tower Park Drive, Waterloo, IA, 50701
COUNTY	Black Hawk
APN	881309102003
Cross Street	Ansborough Avenue
Traffic Count	9400 ADT



HIGHLIGHTS

- 75 Parking Spots
- 2.48 Acres

Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type
	Full Building	12493	\$12	NNN
1	2 Suite Option	6384	\$14	NNN
2	2 Suite Option	6408	\$14	NNN
1	3 Suite Option	4375	\$16	NNN
2	3 Suite Option	4024	\$16	NNN
3	3 Suite Option	4393	\$16	NNN

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,623	38,186	79,017

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$98,019	\$79,872	\$76,062

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,000	16,658	34,385

PROPERTY FEATURES

TOTAL TENANTS	1
GLA (SF)	12,493
LAND SF	108,029
LAND ACRES	2.48
YEAR BUILT	2011
ZONING TYPE	CP
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	75
CORNER LOCATION	Y

NEIGHBORING PROPERTIES

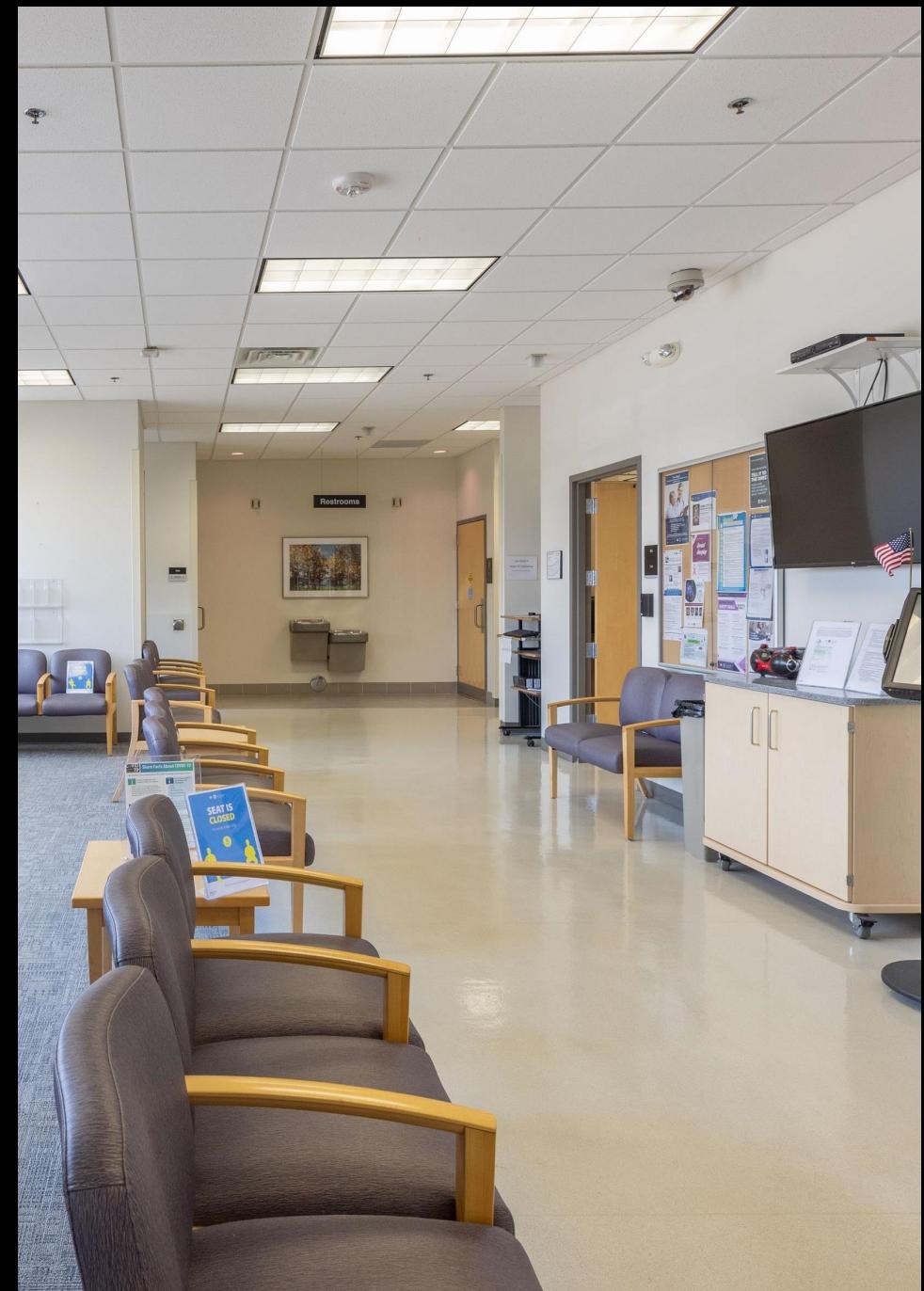
NORTH	Cedar Valley Hospice
SOUTH	Grainger
EAST	Cedar Valley Oral Surgery
WEST	The VGM Group

MECHANICAL

HVAC	FHA Combination
FIRE SPRINKLERS	Exposed Wet

CONSTRUCTION

EXTERIOR	Brick
PARKING SURFACE	Concrete
ROOF	Asphalt Shingle



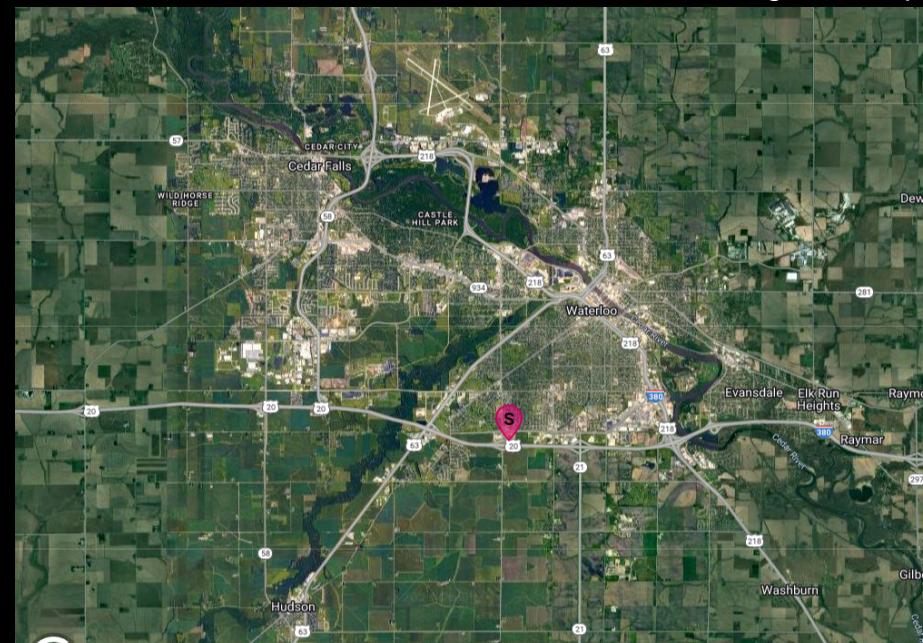
The Cedar Valley -- Northeast Iowa

- The Cedar Valley located in Northeast Iowa is home to around 250,000 Iowans. Just shy of 100 miles, the Cedar Valley includes 6 different counties. The quality of life in the Cedar Valley is strengthened by a substantial amount of bicycle trails, 130+ miles of recreational trails, golf courses, countless municipal and state parks, sports complexes, numerous museums, and performing arts centers.
- The Cedar Valley includes a diverse group of businesses which include; food processing, logistics, manufacturing, information solutions, and agri-based biotechnology. John Deere, located in Waterloo, is one of the most important sectors providing over 5,000 jobs that range from line workers to office jobs and more. Other large providers of employment include Tyson Foods, MercyOne, UnityPoint Health, the University of Northern Iowa, Target distribution, Bertch Cabinetry, and The Waterloo Community School District. The Cedar Valley is constantly growing and diversifying its offerings to attract new businesses to the area.
- The Cedar Valley is home to the University of Northern Iowa, one of Iowa's three state universities, a 4-year private college, a community college, and advanced public and private Pre-K and K-12 schools. The Cedar Valley is a prospering area for fine arts and diverse culture. The area is home to, the Waterloo Center of Arts, Cedar Valley Arboretum & Botanic Gardens, and Hearst Center for the Arts.

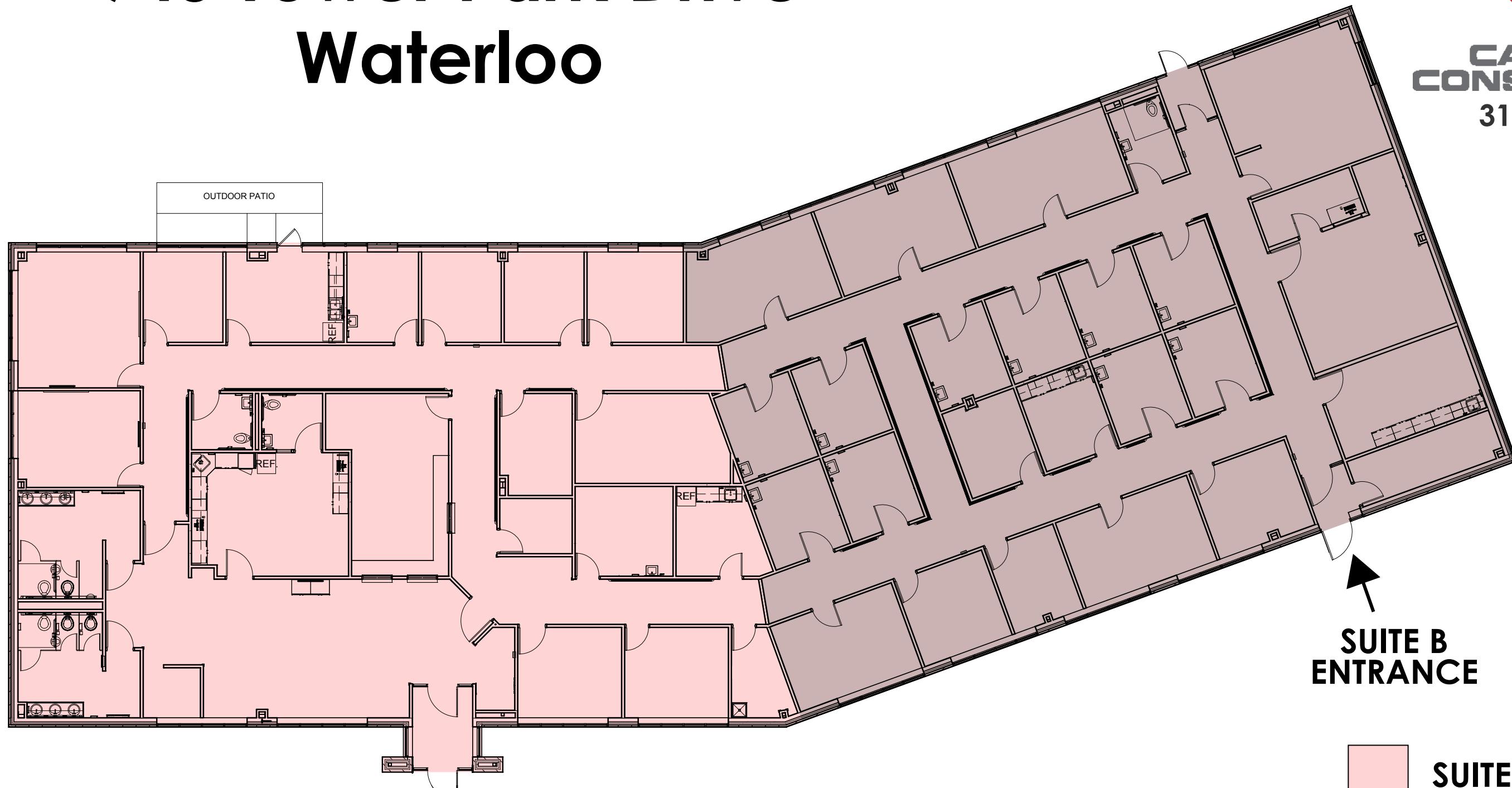
Locator Map



Regional Map



945 Tower Park Drive Waterloo

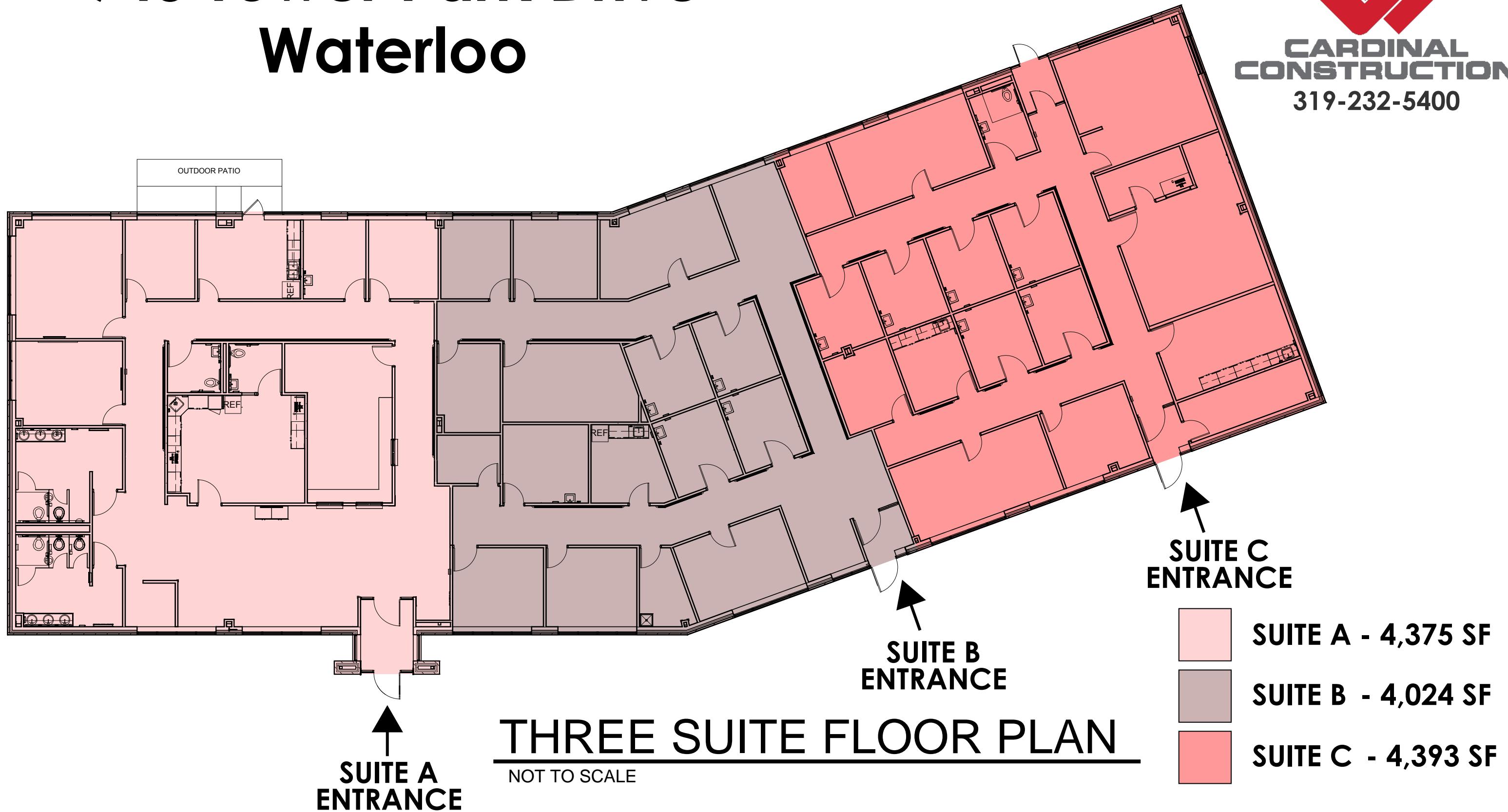


TWO SUITE FLOOR PLAN

NOT TO SCALE

- SUITE A - 6,408 SF
- SUITE B - 6,384 SF

945 Tower Park Drive Waterloo



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,138	37,862	77,116
2010 Population	4,537	38,198	78,808
2023 Population	4,623	38,186	79,017
2028 Population	4,564	37,900	78,589
2023-2028: Population: Growth Rate	-1.30 %	-0.75 %	-0.55 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	175	1,774	3,850
\$15,000-\$24,999	188	1,550	3,484
\$25,000-\$34,999	150	1,448	2,972
\$35,000-\$49,999	253	2,443	4,967
\$50,000-\$74,999	337	3,153	6,502
\$75,000-\$99,999	240	2,248	4,861
\$100,000-\$149,999	402	2,715	5,298
\$150,000-\$199,999	61	539	1,165
\$200,000 or greater	193	789	1,287
Median HH Income	\$65,278	\$56,676	\$55,438
Average HH Income	\$98,019	\$79,872	\$76,062

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,864	16,443	33,098
2010 Total Households	1,986	16,427	33,249
2023 Total Households	2,000	16,658	34,385
2028 Total Households	1,987	16,669	34,499
2023 Average Household Size	2.27	2.28	2.27
2000 Owner Occupied Housing	1,017	10,336	21,297
2000 Renter Occupied Housing	783	5,608	10,420
2023 Owner Occupied Housing	1,259	10,630	22,491
2023 Renter Occupied Housing	741	6,028	11,894
2023 Vacant Housing	138	1,516	3,263
2023 Total Housing	2,138	18,174	37,648
2028 Owner Occupied Housing	1,286	10,879	23,039
2028 Renter Occupied Housing	701	5,789	11,460
2028 Vacant Housing	157	1,567	3,293
2028 Total Housing	2,144	18,236	37,792
2023-2028: Households: Growth Rate	-0.65 %	0.05 %	0.35 %



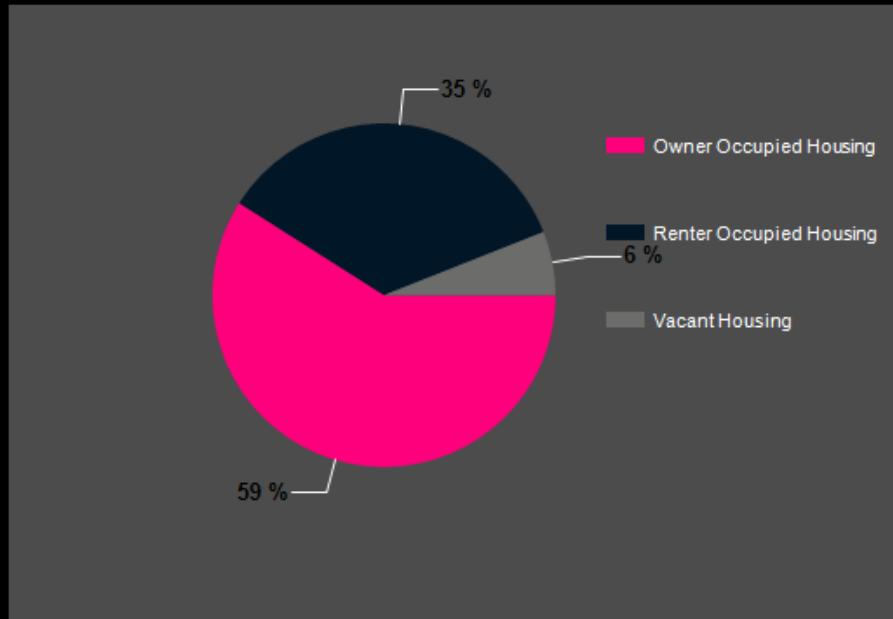
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	436	3,190	6,381
2023 Population Age 35-39	328	2,946	5,680
2023 Population Age 40-44	239	2,474	4,908
2023 Population Age 45-49	202	1,950	4,030
2023 Population Age 50-54	215	1,987	4,193
2023 Population Age 55-59	207	1,955	4,453
2023 Population Age 60-64	295	2,229	4,903
2023 Population Age 65-69	345	2,265	4,749
2023 Population Age 70-74	299	1,804	3,867
2023 Population Age 75-79	227	1,254	2,711
2023 Population Age 80-84	149	904	1,854
2023 Population Age 85+	152	1,052	2,075
2023 Population Age 18+	3,728	29,486	61,371
2023 Median Age	40	38	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,657	\$56,004	\$57,012
Average Household Income 25-34	\$89,935	\$77,357	\$75,323
Median Household Income 35-44	\$85,429	\$76,040	\$72,947
Average Household Income 35-44	\$117,481	\$94,590	\$90,943
Median Household Income 45-54	\$97,158	\$72,500	\$70,825
Average Household Income 45-54	\$124,157	\$93,169	\$90,678
Median Household Income 55-64	\$78,549	\$60,364	\$57,778
Average Household Income 55-64	\$108,509	\$84,294	\$78,959
Median Household Income 65-74	\$75,000	\$56,710	\$53,727
Average Household Income 65-74	\$105,713	\$82,391	\$73,823
Average Household Income 75+	\$68,398	\$55,645	\$53,789

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	289	2,506	5,059
2028 Population Age 35-39	404	2,991	5,901
2028 Population Age 40-44	310	2,767	5,386
2028 Population Age 45-49	234	2,370	4,772
2028 Population Age 50-54	196	1,879	3,998
2028 Population Age 55-59	205	1,881	4,059
2028 Population Age 60-64	192	1,819	4,106
2028 Population Age 65-69	274	2,043	4,470
2028 Population Age 70-74	314	2,021	4,300
2028 Population Age 75-79	259	1,517	3,239
2028 Population Age 80-84	190	1,011	2,194
2028 Population Age 85+	175	1,112	2,204
2028 Population Age 18+	3,646	29,158	60,938
2028 Median Age	41	39	40

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,025	\$61,216	\$61,777
Average Household Income 25-34	\$101,414	\$86,485	\$83,452
Median Household Income 35-44	\$96,162	\$83,688	\$80,126
Average Household Income 35-44	\$133,648	\$109,629	\$104,049
Median Household Income 45-54	\$103,595	\$79,853	\$78,031
Average Household Income 45-54	\$137,570	\$104,871	\$101,877
Median Household Income 55-64	\$86,226	\$66,652	\$63,857
Average Household Income 55-64	\$117,623	\$93,012	\$88,503
Median Household Income 65-74	\$79,975	\$61,299	\$57,718
Average Household Income 65-74	\$121,030	\$92,309	\$82,346
Average Household Income 75+	\$75,496	\$64,586	\$62,190

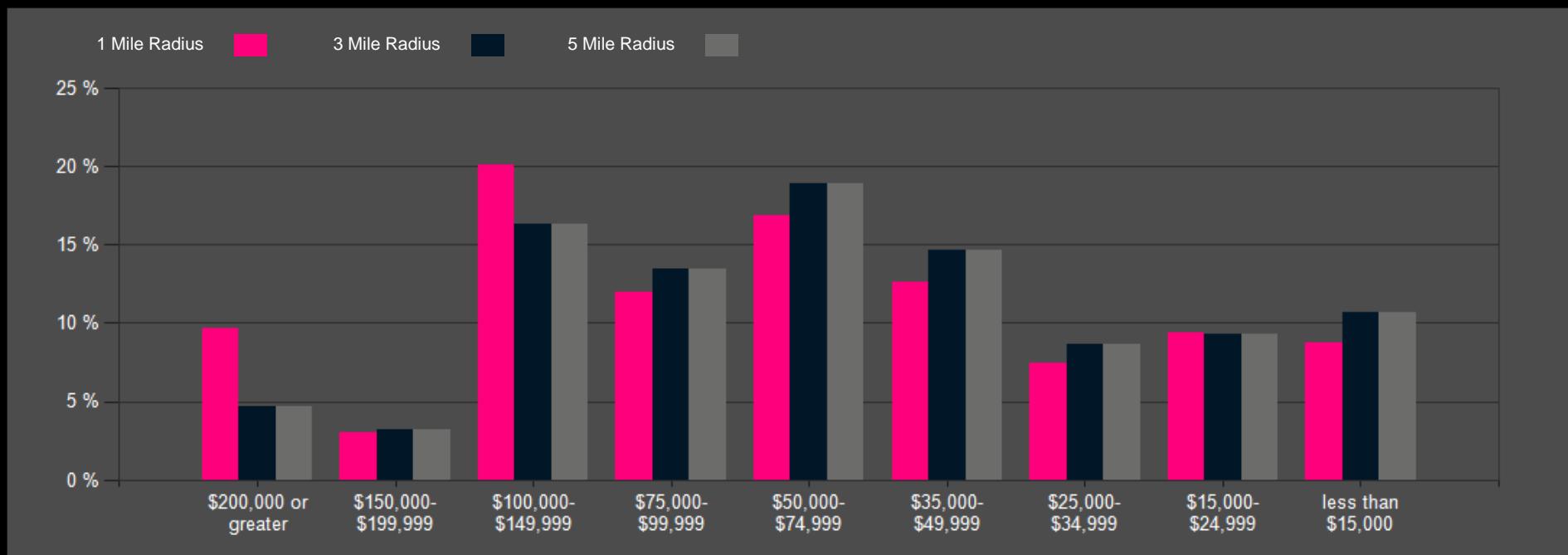
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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Exclusively Marketed by:



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