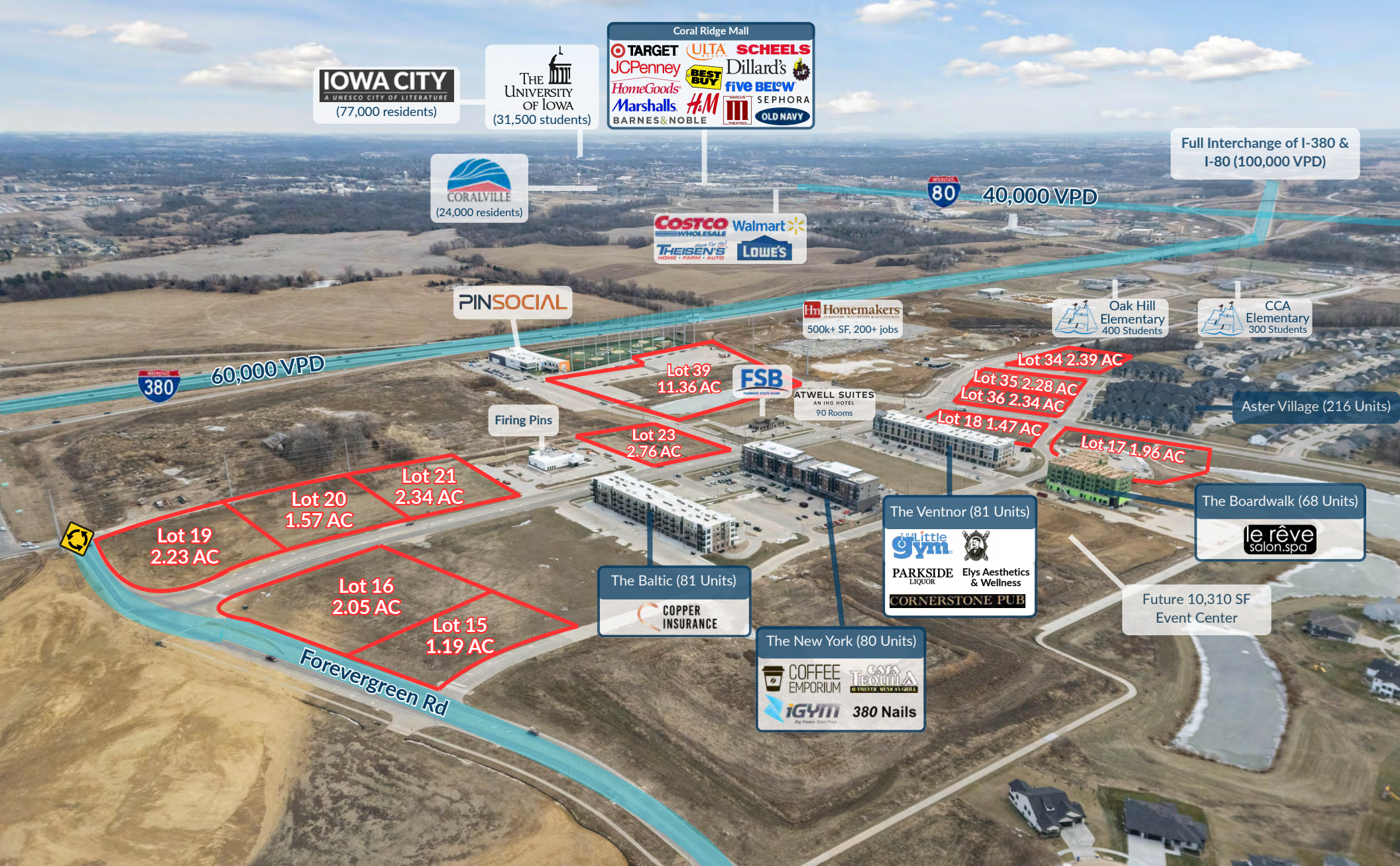




PROMINENT MIXED-USE DEVELOPMENT

# FOR SALE/LEASE

PARK PLACE | TIFFIN, IA



**WSG**  
CRE  
SKOGMAN  
COMMERCIAL



# THE OPPORTUNITY

Park Place is a prominent model of opportunity in one of Iowa's most rapidly expanding areas, uniquely positioned to capitalize on the region's growth and potential. Situated conveniently close to Iowa City and Coralville, Park Place offers businesses the advantage of proximity to these active urban centers, drawing in a diverse and dynamic clientele. This strategic location near both I-380 and I-80 ensures supreme accessibility, making it an ideal spot for both local and regional customers.

Adding to Park Place's attraction is the recently opened PinSeekers, a cutting-edge entertainment venue that features all-weather golf suites and year-round activities. This has quickly become a community favorite, attracting visitors from all over. PinSeekers complements the upcoming Palms Theatre and IMAX, poised to become a major attraction with its state-of-the-art cinematic experience. These entertainment powerhouses emphasize the area's growing appeal and consumer demand for quality leisure and shopping experiences.



Park Place is not just a development; it's a cornerstone in a thriving corridor connecting Tiffin with the vital pathways of Iowa City, Coralville, and major interstate highways. Businesses here will not only benefit from the local growth but also from the broader regional exposure, tapping into a larger market that includes some of Iowa's most vibrant communities. It's an opportunity for retailers and businesses to position themselves in the heart of a rapidly evolving and economically robust region.



# PROPERTY HIGHLIGHTS

## Commercial & Retail Suites

- Ideal for local, regional, and national users - built-in customer base with surrounding apartments
- Variety of uses already in place – entertainment, dining, health & fitness, financial / office
- Homemakers (planned 200,000 SF showroom) coming soon

## Diverse Residential Options

- Each mixed-use building in Park Place (Baltic, New York, Ventnor) has about 80 residential units each. Aster Village to the south has 216 units between the 5 buildings. The Boardwalk has 68 units. The Pacific has 94 units. 100+ single-family lots

## Work & Education

- Many opportunities for work within the development and access to Cedar Rapids/Iowa City - both employment major hubs
- Proximity to Clear Creek Amana School District - 2,975+ students

## Community & Recreational Spaces

- 2 acre park located in the heart of the development
- Access to trails and outdoor activities

## Entertainment & Leisure

- Offering a wide range of leisure activities
- PinSeekers & Palms Theatre & IMAX first on the map

## Accessibility & Connectivity

- Located near the I-80/I-380 interchange, 110K VPD
- Convenience and connectivity to residents and visitors





# ENTERTAINMENT & SHOPPING

## PIN SOCIAL

- \$30 million project opened November 2023
- First location in Iowa
- TopGolf-type experience, fully lighted driving range
- Large restaurant, fully stocked bar, and meeting/event rooms
- Capacity of for 1,200 customers & 92 staff members
- In addition to golf, the center offers mini duckpin bowling, multi-sport simulators, and a custom-built putting/mini golf course



## Hm Homemakers™ FURNITURE, MATTRESSES & ACCESSORIES

- New 200,000 SF showroom and 300,000 SF distribution center
- Construction underway, with an anticipated opening date of Fall 2027
- Create approximately 200 jobs
- Provide a wide range of high-end furniture and home furnishings
- Modernized shopping experience, allowing customers same day pick-up/delivery from attached product warehouse



## Atwell Suites

- 83-room hotel
- Located near the Interchange of I-380 and West Forevergreen Road, adjacent to PinSeekers
- Will feature a bar with food service, pool, contemporary suite-style rooms and meeting space
- Anticipated opening in the third quarter of 2026.



## Andersen Square Town Center

- Multiple mixed-use buildings constructed around a 2 acre park
- Provides live, work, play opportunities
- Community hub providing connections for businesses, residents, and entertainment
- Situated at the heart of Park Place offering easy access to town center amenities
- Diverse amenities - combining entertainment, dining, shopping, upscale living all within the same vivacity





# LOT AVAILABILITY

| For Sale (Lots) |       |            |
|-----------------|-------|------------|
| Lot             | Acres | Price / SF |
| 15              | 1.19  | \$16.50    |
| 16              | 2.05  | \$21.00    |
| 17              | 1.96  | \$16.50    |
| 18              | 1.47  | \$21.00    |
| 19              | 2.23  | \$24.50    |
| 20              | 1.57  | \$16.50    |
| 21              | 1.52  | \$16.50    |
| 23              | 1.61  | \$21.00    |
| 34              | 2.76  | \$21.00    |
| 35              | 2.28  | \$16.50    |
| 36              | 2.34  | \$21.00    |
| 39              | 11.36 |            |

| For Lease (Ventnor) |          |             |
|---------------------|----------|-------------|
| Suite               | Size     | Price / SF  |
| 2                   | 2,665 SF | \$18.00 NNN |
| 3                   | 2,747 SF | \$18.00 NNN |
| 4                   | 1,899 SF | \$20.00 NNN |
| For Lease (Baltic)  |          |             |
| 2                   | 2,331 SF | \$22.95 NNN |
| 3                   | 2,401 SF | \$22.95 NNN |
| 4                   | 2,853 SF | \$22.95 NNN |
| 5                   | 1,912 SF | \$22.95 NNN |
| 6                   | 3,575 SF | \$22.95 NNN |
| 7                   | 1,970 SF | \$22.95 NNN |
| 8                   | 2,556 SF | \$22.95 NNN |
| 9                   | 2,923 SF | \$26.95 NNN |

# SITE PLAN





# AERIAL MAP





# TIFFIN OVERVIEW

Located in the heart of ICR Iowa, Tiffin is one of Iowa's fastest-growing cities, offering a balance of small-town charm and modern opportunity. The area is seeing significant investment and growth centered around the Park Place mixed-use development, a 450-acre, \$275 million project planned to include retail, housing, entertainment and more—that has been driving much of the recent momentum. One of the most high-profile pieces, PinSeekers, is a 49,022 sq ft golf and entertainment venue built as a \$29 million project with heated bays, mini-golf and food and beverage offerings. In addition, Homemakers Furniture broke ground on a planned 200,000 sq ft showroom in Park Place that is expected to generate around 200 jobs when it opens in the coming years (targeted for 2027–2028).

Tiffin's prime location provides excellent access to major markets, a highly educated regional workforce, and strong household incomes. With steady residential and commercial growth, quality infrastructure, and a business-friendly climate, Tiffin is an ideal destination for companies looking to invest and expand in the Midwest.



\$116,991 average household income



1.7% population growth rate



Iowa ranked #2 best cost of doing business

## Highlights

|                        |        |
|------------------------|--------|
| Population             | 21,746 |
| Population Growth Rate | 0.86%  |
| Businesses             | 664    |
| Workforce              | 6,824  |
| Educational Attainment | 94%    |

## Top Employers of ICR Iowa

|                              |        |
|------------------------------|--------|
| University of Iowa           | 29,700 |
| Collins Aerospace            | 9,000  |
| St. Luke's Hospital          | 2,979  |
| Cedar Rapids School District | 2,879  |
| Transamerica                 | 2,600  |



# DEMOGRAPHICS

|  |                                 | 1 mile    | 3 miles   | 5 miles   |
|--|---------------------------------|-----------|-----------|-----------|
|  | Daytime Population              | 3,215     | 20,907    | 44,641    |
|  | 2025 Population                 | 3,907     | 21,174    | 52,807    |
|  | Annual Population Growth Rate   | 2.3%      | 1.2%      | 0.9%      |
|  | 2025 Median Age                 | 34.6      | 33.9      | 34.3      |
|  | 2025 Total Households           | 1,607     | 8,292     | 20,532    |
|  | Annual Household Growth Rate    | 2.4%      | 1.3%      | 1.0%      |
|  | 2025 Average Household Income   | \$101,672 | \$112,174 | \$125,016 |
|  | Daily Traffic Count: 61,200 VPD |           |           |           |



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