

PENN PLACE | SUITE 8

780 COMMUNITY DR | NORTH LIBERTY, IA



1,500 SF AVAILABLE

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WAKEFIELD**

Iowa Commercial Advisors



PROPERTY HIGHLIGHTS

SIZE: 1,500 SF

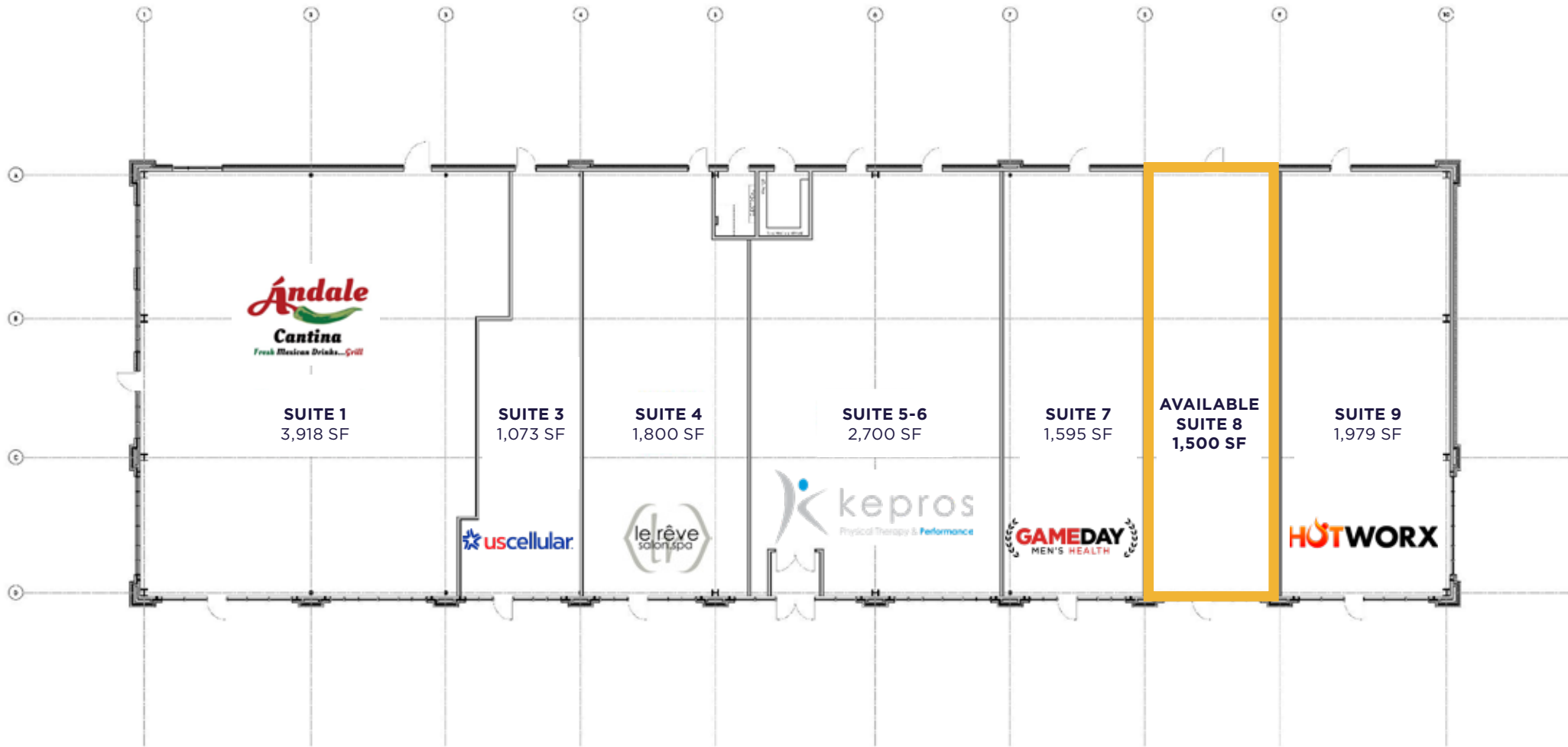
FOR LEASE: \$18.95 PSF NNN

ESTIMATED OPEX: \$4.29 PSF

- Easily convertible for a variety of uses
- 2 built-out restrooms
- Large pylon sign visible from Penn St and Highway 965
- Prime retail exposure off Penn St in North Liberty
- North Liberty is consistently ranked in the top 10 fastest growing cities in Iowa and ranked 2nd in percentage growth in population in 2019
- Surrounding retailers include: Walgreens, Dunkin', Dollar Tree, GreenState Credit Union, McDonald's, Tin Roost, Field Day Brewing Co. & more
- New retail construction in the area, including Caribou Coffee and Midwest Veterinary Partners immediately to the east, Starbucks, Jersey Mike's, Aldi, and Bowl Dogs to the west, and the Palestra sports complex in close proximity
- Within minutes of Interstate 380



FLOOR PLAN





INTERIOR PHOTOS

780 COMMUNITY DR STE 8 | NORTH LIBERTY, IA



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HUNTER
Companies



RETAIL AERIAL

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,148	23,123	47,504
AVG. HH Income	\$107,790	\$108,571	\$101,746
Total Households	4,170	9,420	19,411
Daytime Population	4,440	14,092	30,977



ICR IOWA

North Liberty 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%
EDUCATIONAL
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

\$1,227,628,806
ANNUAL GOODS EXPORT

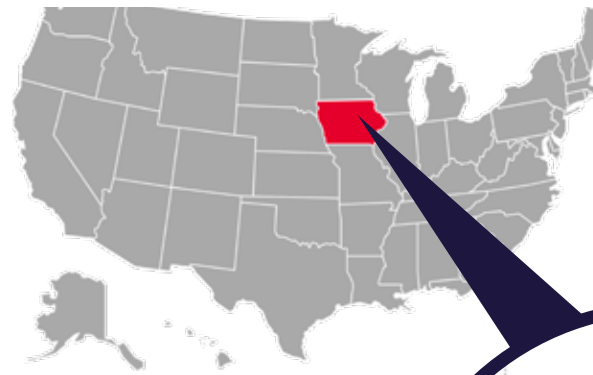
36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



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



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