



PARK PLACE

TIFFIN, IA



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



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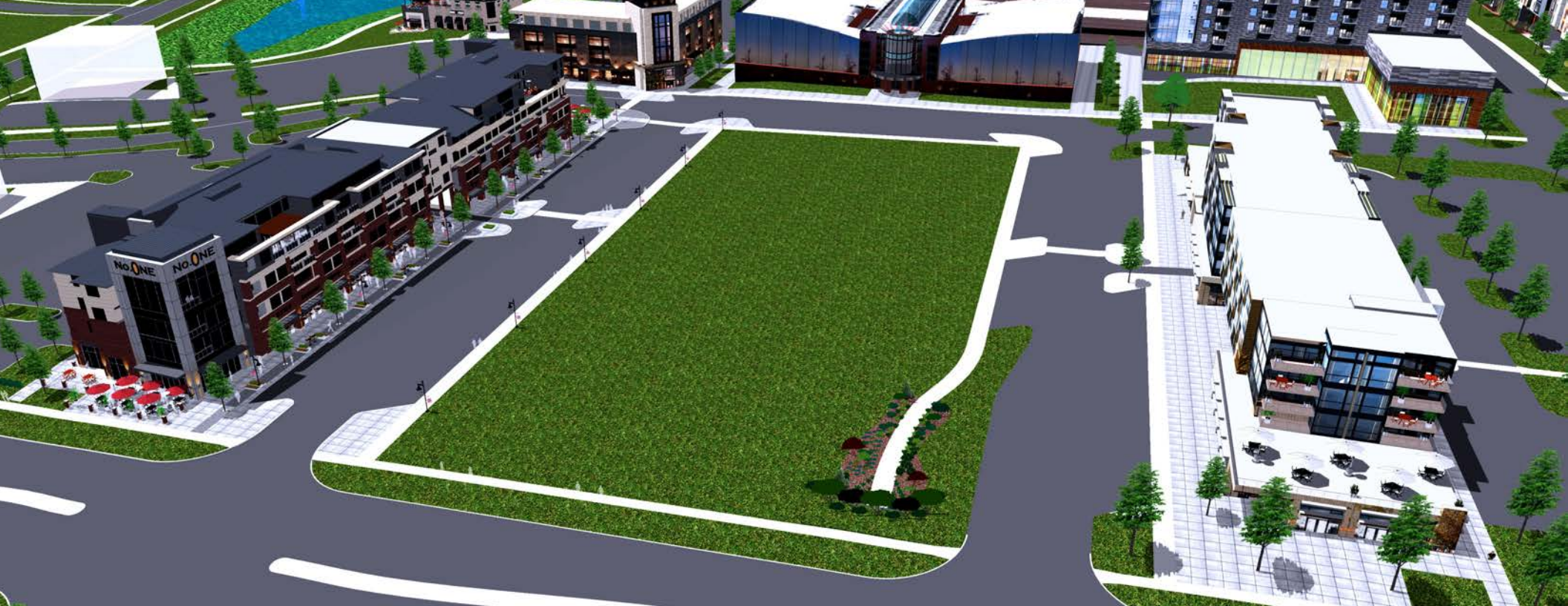
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THE OPPORTUNITY

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.

PARK PLACE

LIVE WORK PLAY

<p>MIXED-USE DEVELOPMENT</p>	<p>COMMERCIAL PAD SITES AVAILABLE</p>	<p>ANCHOR LOTS AVAILABLE</p>	<p>COMMERCIAL OPPORTUNITIES FOR LEASE</p>
<p>450+ ACRES</p>	<p>\$16.50 - \$24.50 PSF</p>	<p>CONTACT AGENT</p>	<p>CONTACT AGENT</p>



PROPERTY HIGHLIGHTS

COMMERCIAL & RETAIL SUITES

- Ideal for local, regional, and national users
- Variety of uses already in place - entertainment, dining, health & fitness, financial / office

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

- Strategically located near the I-80/I-380 interchange
- Convenience and connectivity to residents and visitors



DIVERSE RESIDENTIAL OPTIONS

- Offering a range of housing options
- Over 2,000 apartments
- 100+ single-family lots

WORK & EDUCATION

- Many opportunities for work within the development
- Proximity to Clear Creek Amana School District - 2,975+ students



- Opened November 2023
- First of its kind in Iowa
- TopGolf-type experience
- Large restaurant/bar
- Capacity 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



- 90,000 SF Theatre & IMAX
- Construction set to begin Summer 2024
- Owned by Fridley Theatres - an Iowa based corporation established in 1974
- Featuring theatres, pinball, bar, and arcade



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

LOT	STATUS	ACRES	PRICE / PSF
15	AVAILABLE	1.19	\$16.50
16	AVAILABLE	2.05	\$21.00
17	AVAILABLE	1.96	\$16.50
18	AVAILABLE	1.47	\$21.00
19	AVAILABLE	2.23	\$24.50
20	AVAILABLE	1.57	\$16.50
21	AVAILABLE	1.52	\$16.50
22	AVAILABLE	1.91	\$16.50
23	AVAILABLE	1.61	\$21.00
25	AVAILABLE	2.76	\$21.00

LOT	STATUS	ACRES	PRICE / PSF
26	AVAILABLE	1.83	\$21.00
27	AVAILABLE	2.70	\$16.50
28	AVAILABLE	2.32	\$16.50
29	AVAILABLE	1.87	\$16.50
30	AVAILABLE	1.81	\$16.50
31	AVAILABLE	18.30	CONTACT AGENT
32	AVAILABLE	14.26	CONTACT AGENT
34	AVAILABLE	2.39	\$16.50
35	AVAILABLE	2.28	\$16.50
36	AVAILABLE	2.34	\$21.00





Park Place Development is located in Johnson County - a vibrant and dynamic region nestled in the heart of Eastern Iowa.



LOCATION AND MARKET

Tiffin, Iowa, located in Johnson County, has grown significantly over the years, becoming one of the fastest-growing communities in the state. As of the 2020 census, its population reached 4,512, marking a substantial increase from previous years. This growth reflects Tiffin's appeal as a vibrant and expanding community.

In terms of demographics, Tiffin exhibits a diverse population, with a majority of residents being under the age of 44. This youthful demographic indicates a dynamic and active community. The city's median age is 31.2 years, which is relatively young, further emphasizing its appeal to families and young professionals.

Educationally, Tiffin boasts a high level of educational attainment among its residents. A significant proportion of the population holds bachelor's degrees, and the city's public schools have a strong reputation, indicating a focus on quality education.

GO



STRATEGICALLY LOCATED OFF INTERSTATE 380



ACCESSIBLE FROM NEW I-380 TIFFIN EXIT/ FOREVERGREEN ROAD



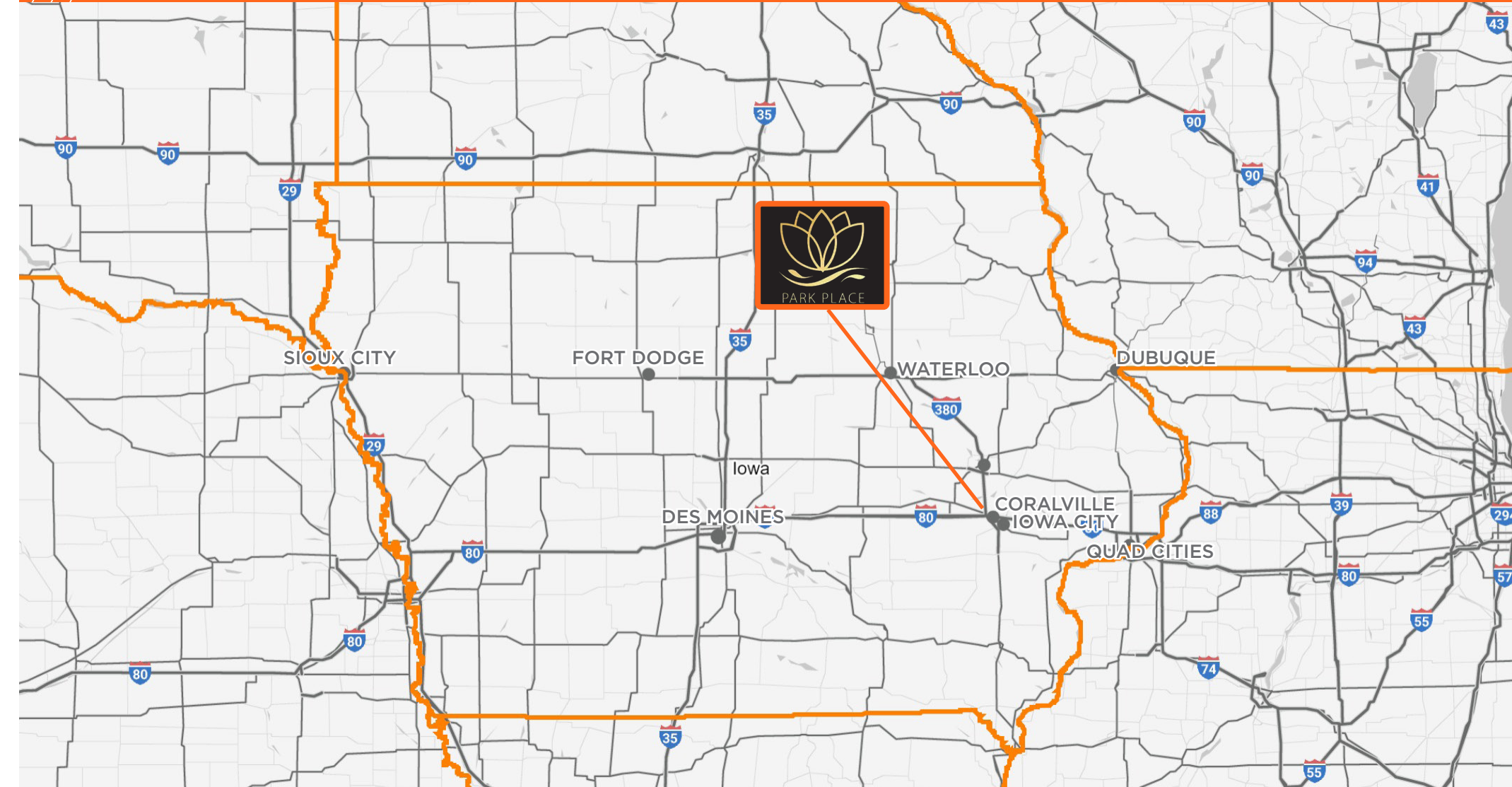
WITHIN MINUTES OF I-80 / I-380 INTERCHANGE



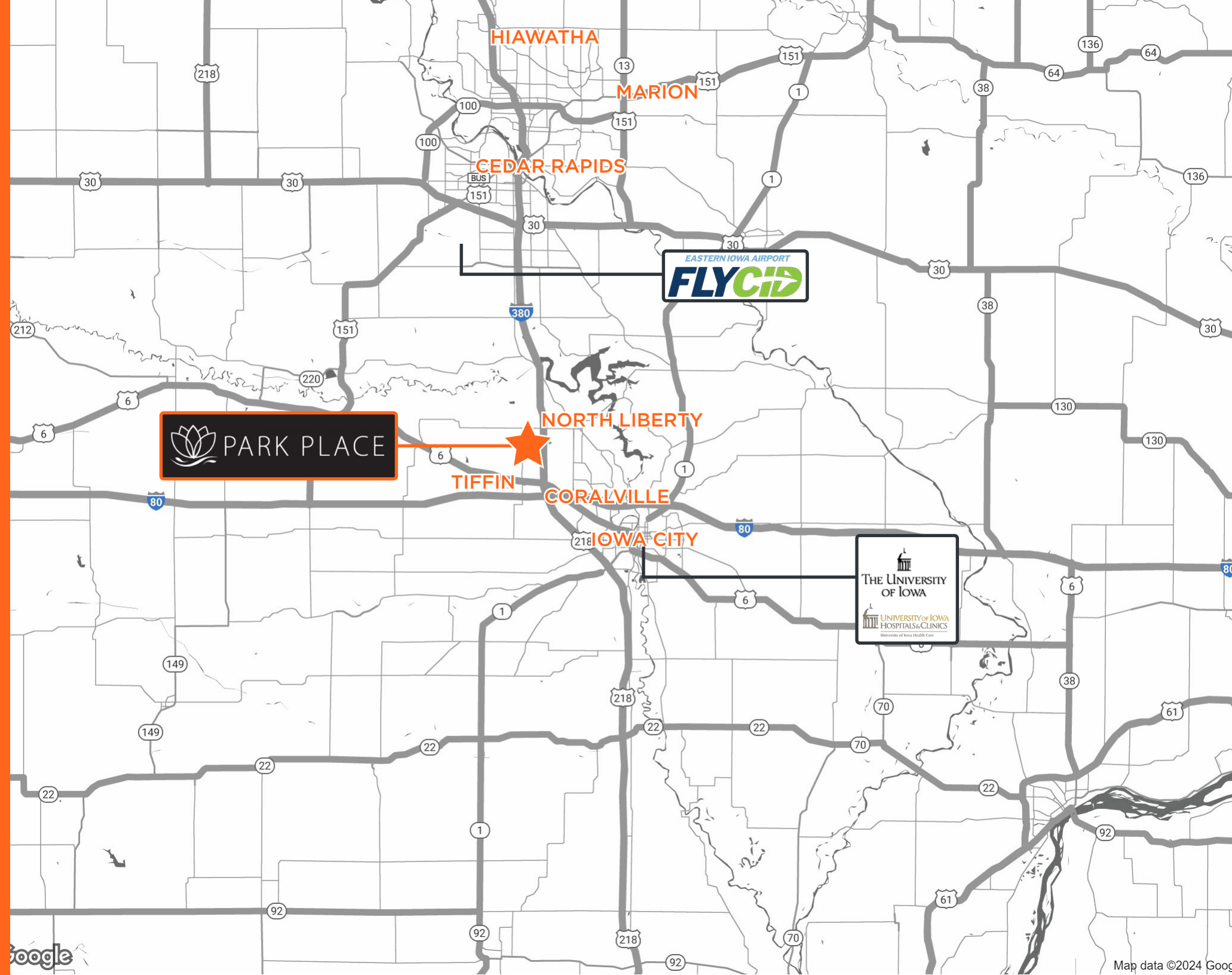
CONVENIENCE & CONNECTIVITY FOR RESIDENTS & VISITORS

DRIVE TIMES

CITY	DISTANCE	DRIVE TIME
CORALVILLE	> 4 MILES	5-8 MIN
IOWA CITY	> 10 MILES	15-17 MIN
CEDAR RAPIDS	> 20 MILES	20-22 MIN
DUBUQUE	>93 MILES	1 HR & 33 MIN
WATERLOO	>73 MILES	1 HR & 10 MIN
DES MOINES	>110 MILES	1 HR & 40 MIN

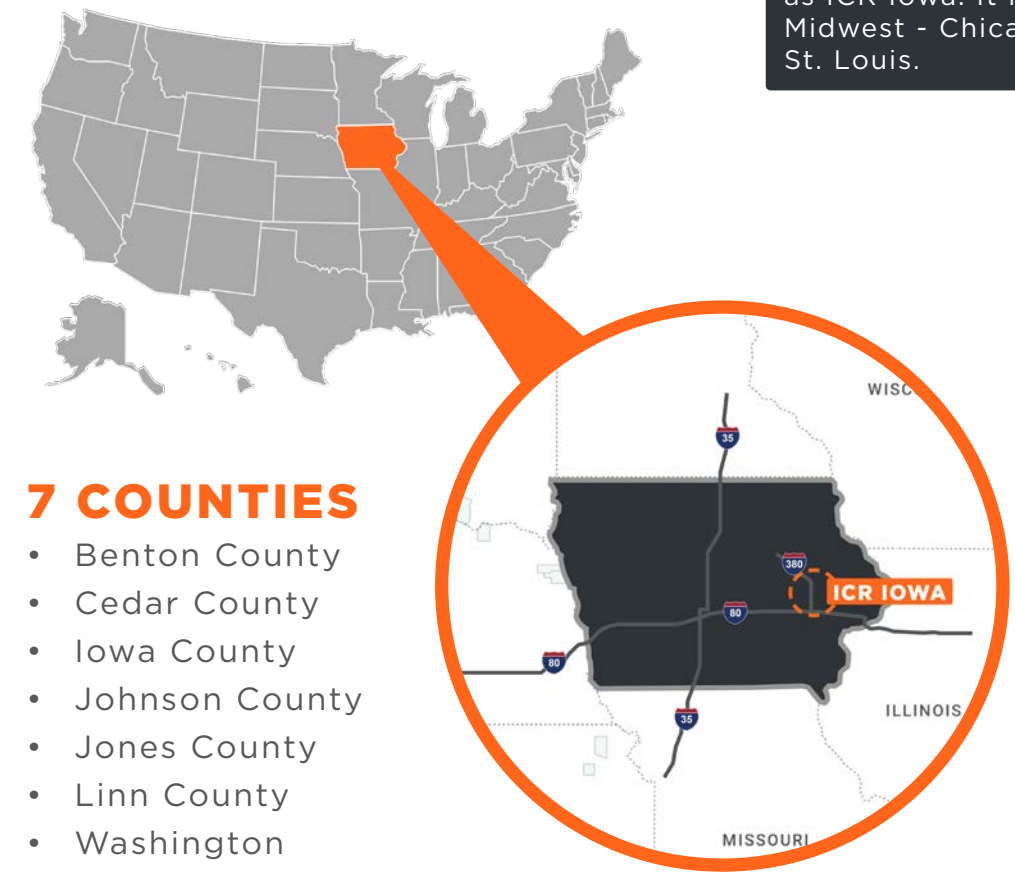


STRATEGICALLY LOCATED BETWEEN
DES MOINES, QUAD CITIES, WATERLOO, AND DUBUQUE.



ICR IOWA

Tiffin 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.



7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington

IOWA RANKED #1 OVERALL BEST STATE

#2 BEST COST OF DOING BUSINESS

729,401 WORKFORCE POPULATION	95% EDUCATIONAL ATTAINMENT	8.9% EMPLOYMENT GROWTH RATE	36 MEDIAN AGE	487,106 ICR IOWA POPULATION	\$1,227,628,806 ANNUAL GOODS EXPORT

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