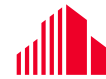


# FOR LEASE

## Collins Road Square

1380 - 1470 Twixt Town Rd / Marion, IA



CUSHMAN &  
WAKEFIELD

Iowa Commercial Advisors



SUITE 1418

SUITE 1420

SUITE 1468

CLICK TO WATCH PROPERTY VIDEO



SUITE: 1418

SIZE: 7,611 SF

\$12.00 PSF NNN

SUITE: 1420

SIZE: 21,495 SF

\$12.00 PSF NNN

SUITE: 1468

SIZE: 1,825 SF

\$12.00 PSF NNN

*1418 & 1420 can be combined for  
29,106 SF of contiguous space*

*2026 CAM: \$5.16 PSF*

### PROPERTY HIGHLIGHTS

- Exceptional visibility and signage exposure from Collins Road
- Great co-tenancy: Michael's, Bullfrog Spas, Austad's Golf, Grand Appliance, Half Price Books, & LOFT
- Parking ratio: 3.7/1,000 SF
- C-3 General Commercial
- Property has multiple access points
- Just off busy Collins Road, across from Lindale Mall
- **Additional Temperature Controlled Storage On-Site - Contact Brokers for additional information**

### CONTACT

**JOHN VIGGERS, CCIM, CRE**

Senior Vice President

+1 515 778 2605

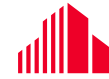
[jviggers@iowaca.com](mailto:jviggers@iowaca.com)

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# FOR LEASE

## Collins Road Square

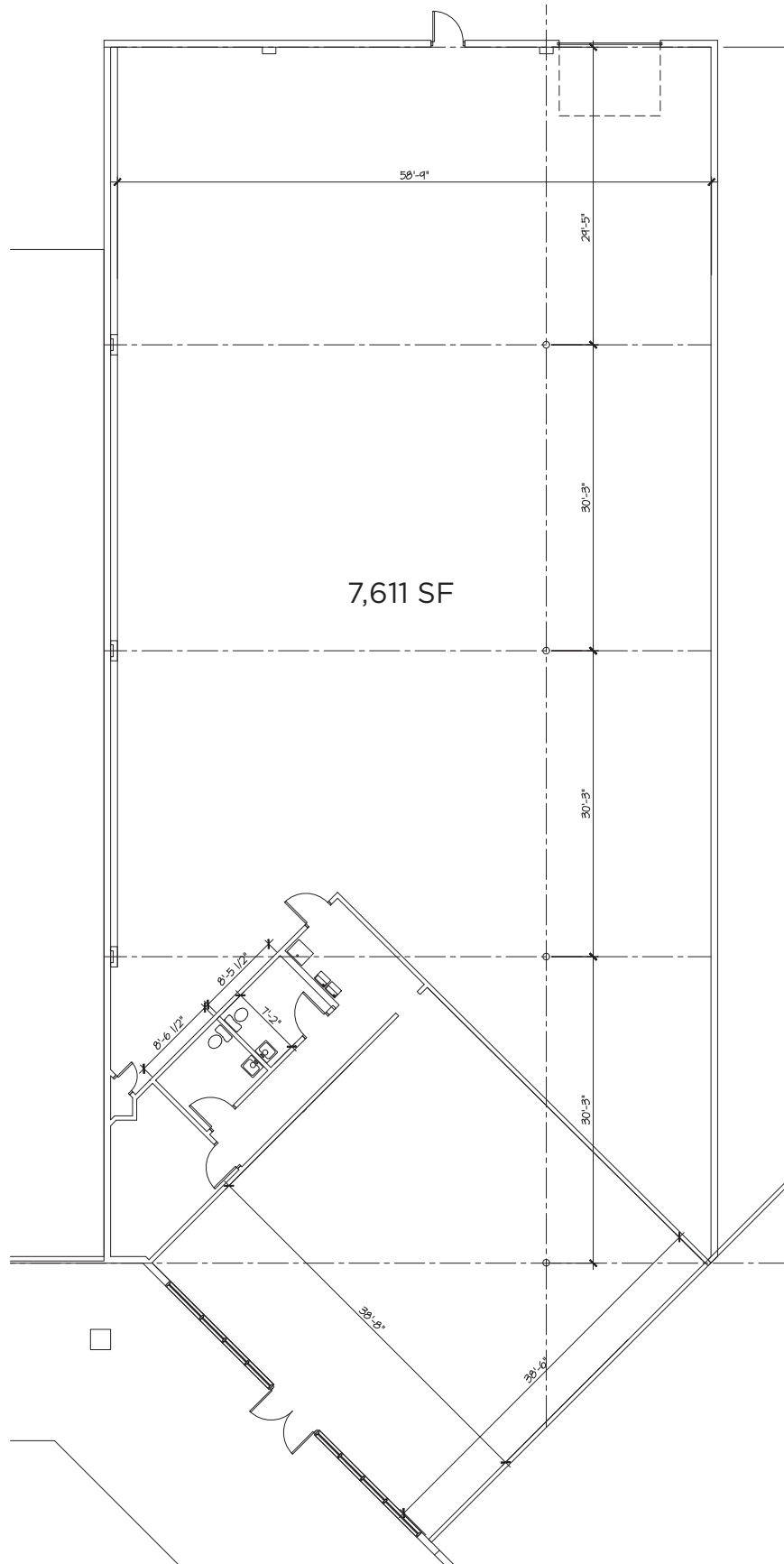
1380 - 1470 Twixt Town Rd / Marion, IA



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WAKEFIELD

Iowa Commercial Advisors

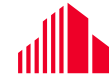
### SUITE 1418 FLOOR PLAN



# FOR LEASE

## Collins Road Square

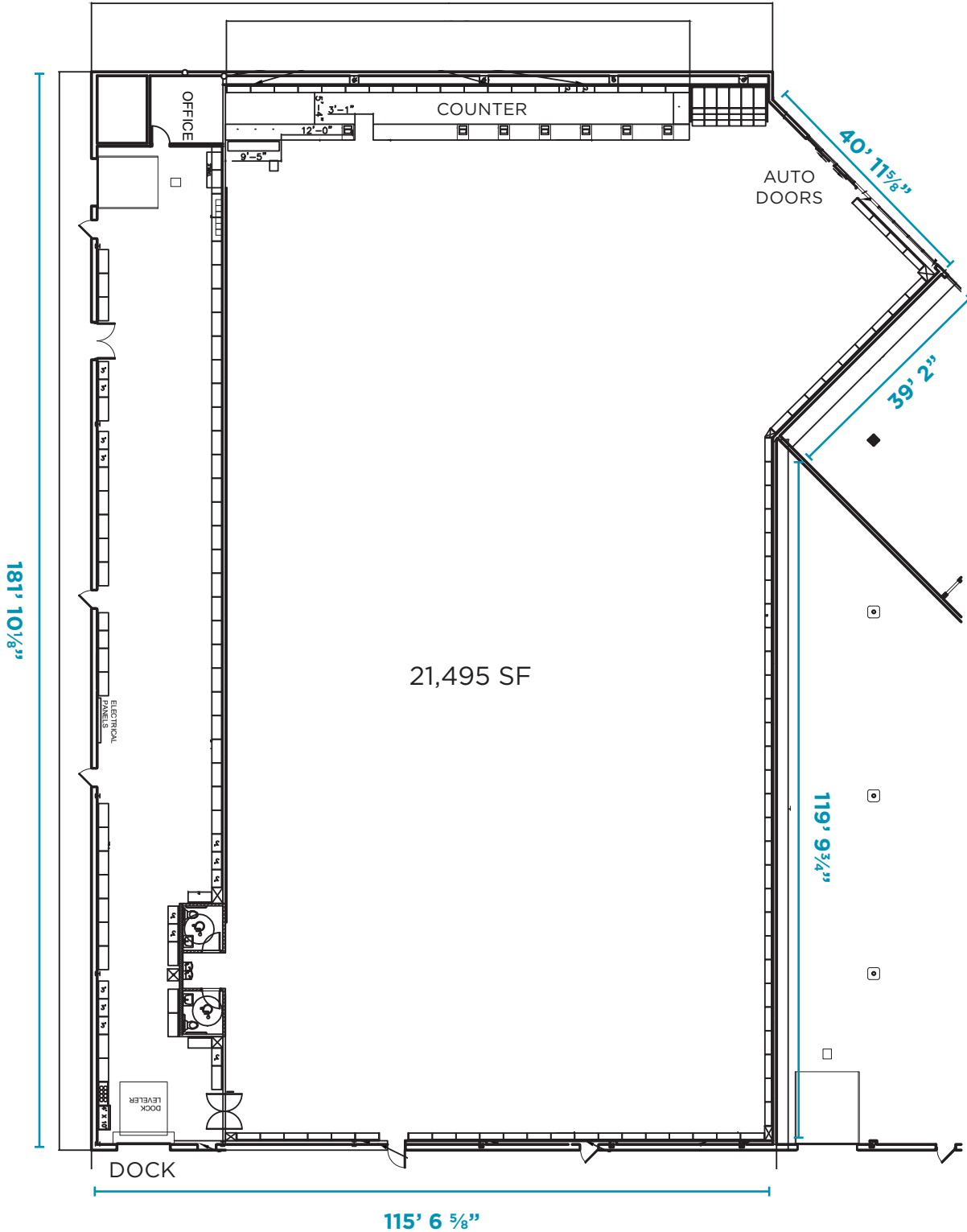
1380 - 1470 Twixt Town Rd / Marion, IA



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### SUITE 1420 FLOOR PLAN



# FOR LEASE

## Collins Road Square

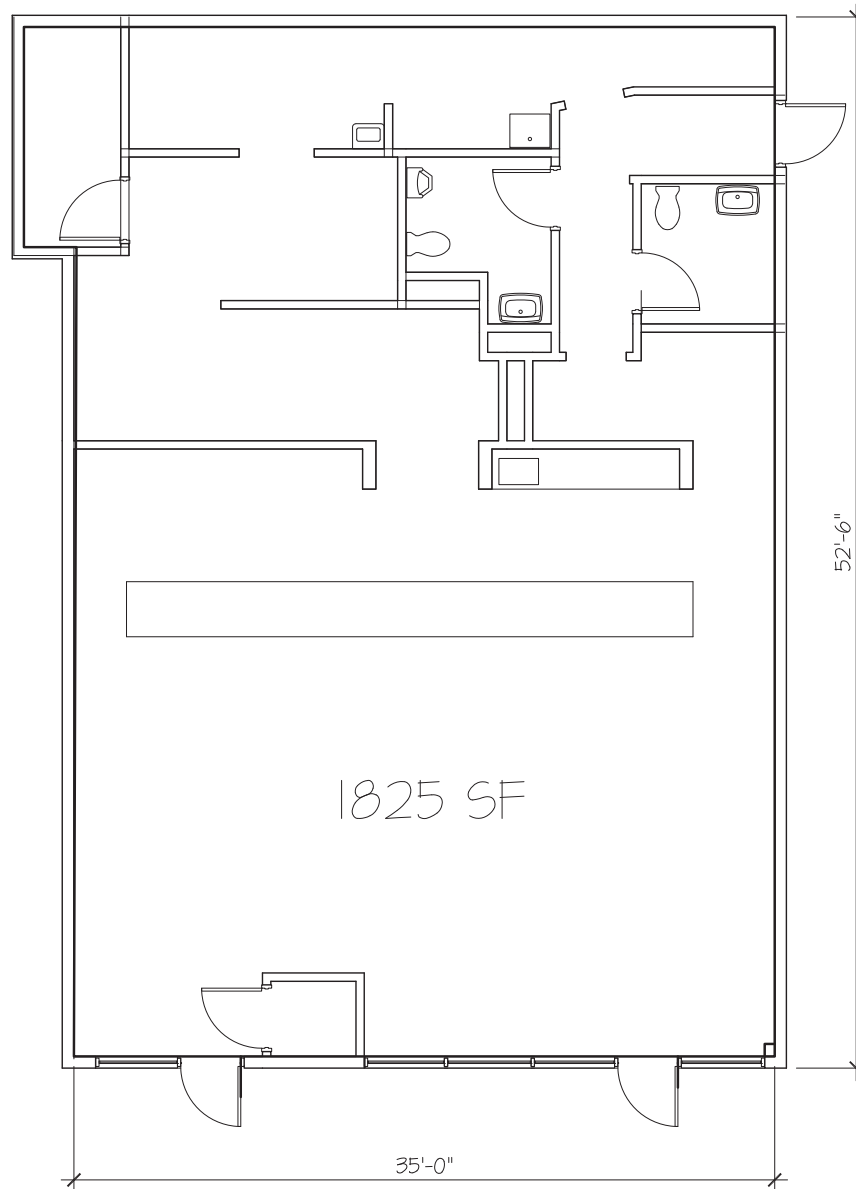
1380 - 1470 Twixt Town Rd / Marion, IA



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### SUITE 1468 FLOOR PLAN



1468 TWIXTOWN ROAD

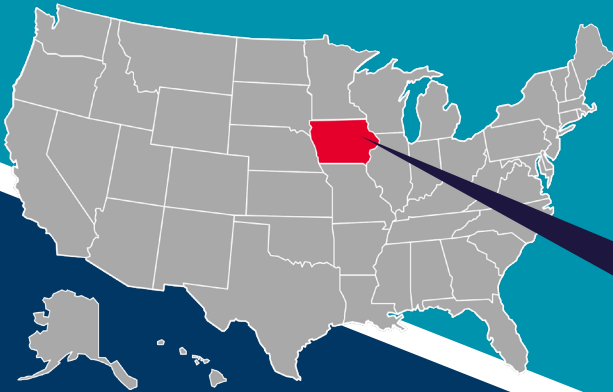


# MARION & CEDAR RAPIDS

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).

## 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



## 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.



**729,401**  
WORKFORCE  
POPULATION



**95%**  
EDUCATIONAL  
ATTAINMENT



**8.9%**  
EMPLOYMENT  
GROWTH RATE



**36**  
MEDIAN  
AGE

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