

TIFFIN WEST

TIFFIN, IA 52340



CORALVILLE

IOWA CITY



TIFFIN



For Sale
156+ ACRES INDUSTRIAL LAND

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

2720 1st Avenue NE Suite 212
Cedar Rapids, IA 52404
Main +1 319 229 1003
iowacommercialadvisors.com

// PROPERTY FEATURES

BUILD-TO-SUIT OPTIONS AVAILABLE

- 156+ acre development along I-80 in Tiffin, Iowa
- Tiffin is one of the fastest growing communities in Iowa, with a growth of 54% since 2010
- Centrally located within the Midwest
- Located at the I-80 and I-380 Interchange
- Potential for industrial and commercial
- Located on the western edge of the Iowa City MSA
- Within minutes of Coralville, Iowa City, the University of Iowa, & North Liberty
- Subdivided options available - contact agent for additional information and impact to asking price



// SITE AERIAL



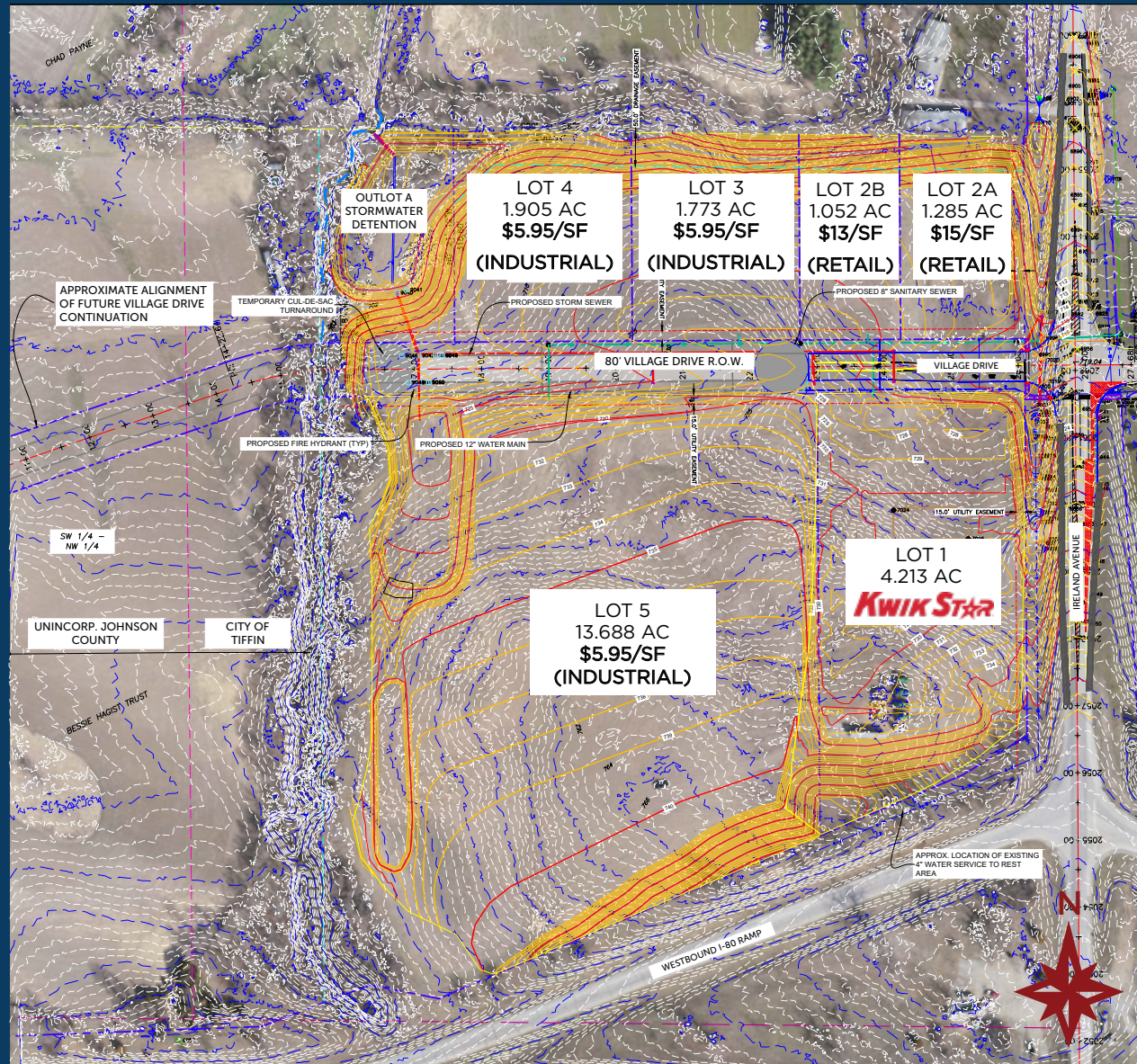
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// PRELIMINARY PHASE 1 PLAT



// SITE AERIAL

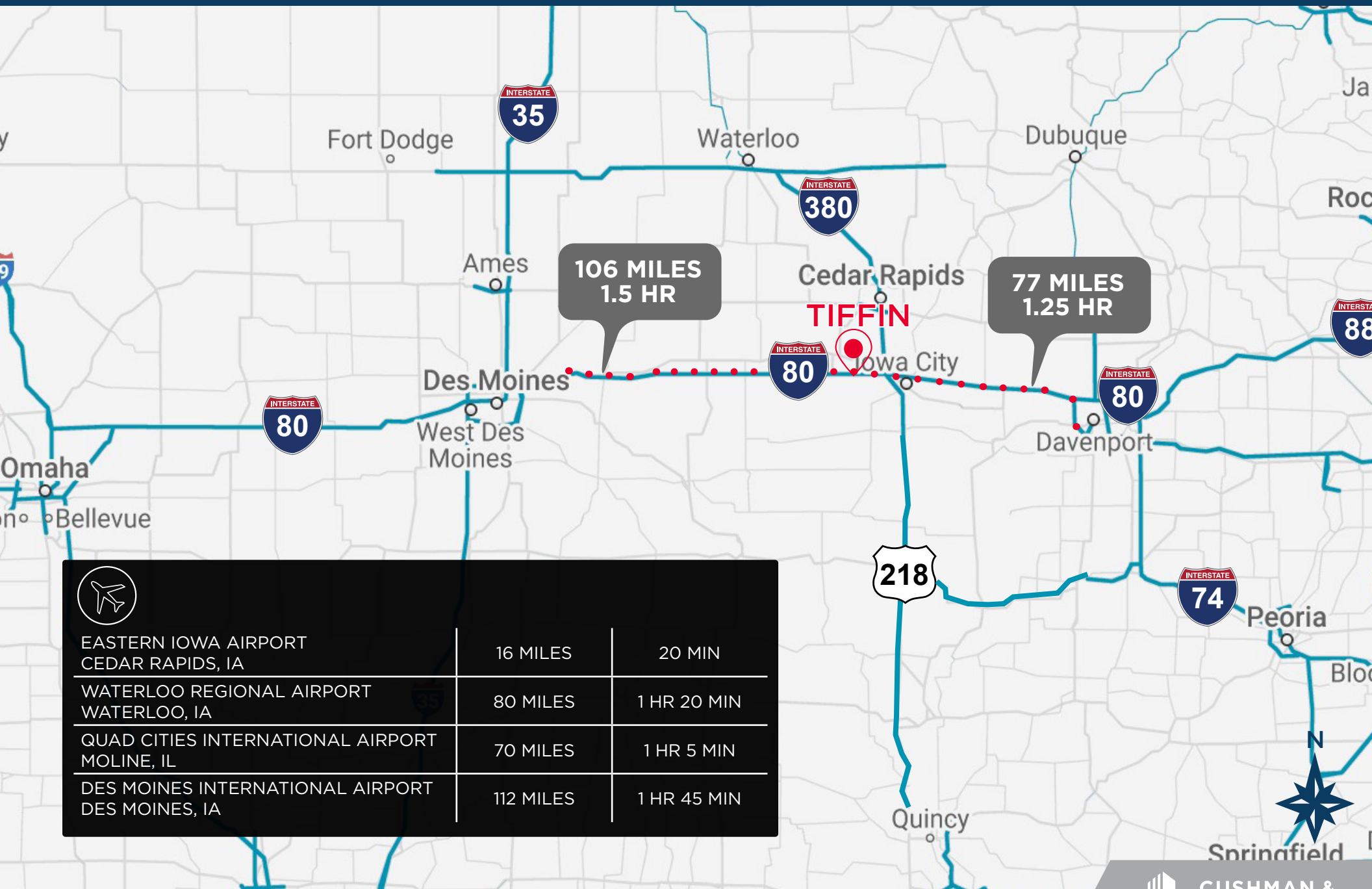


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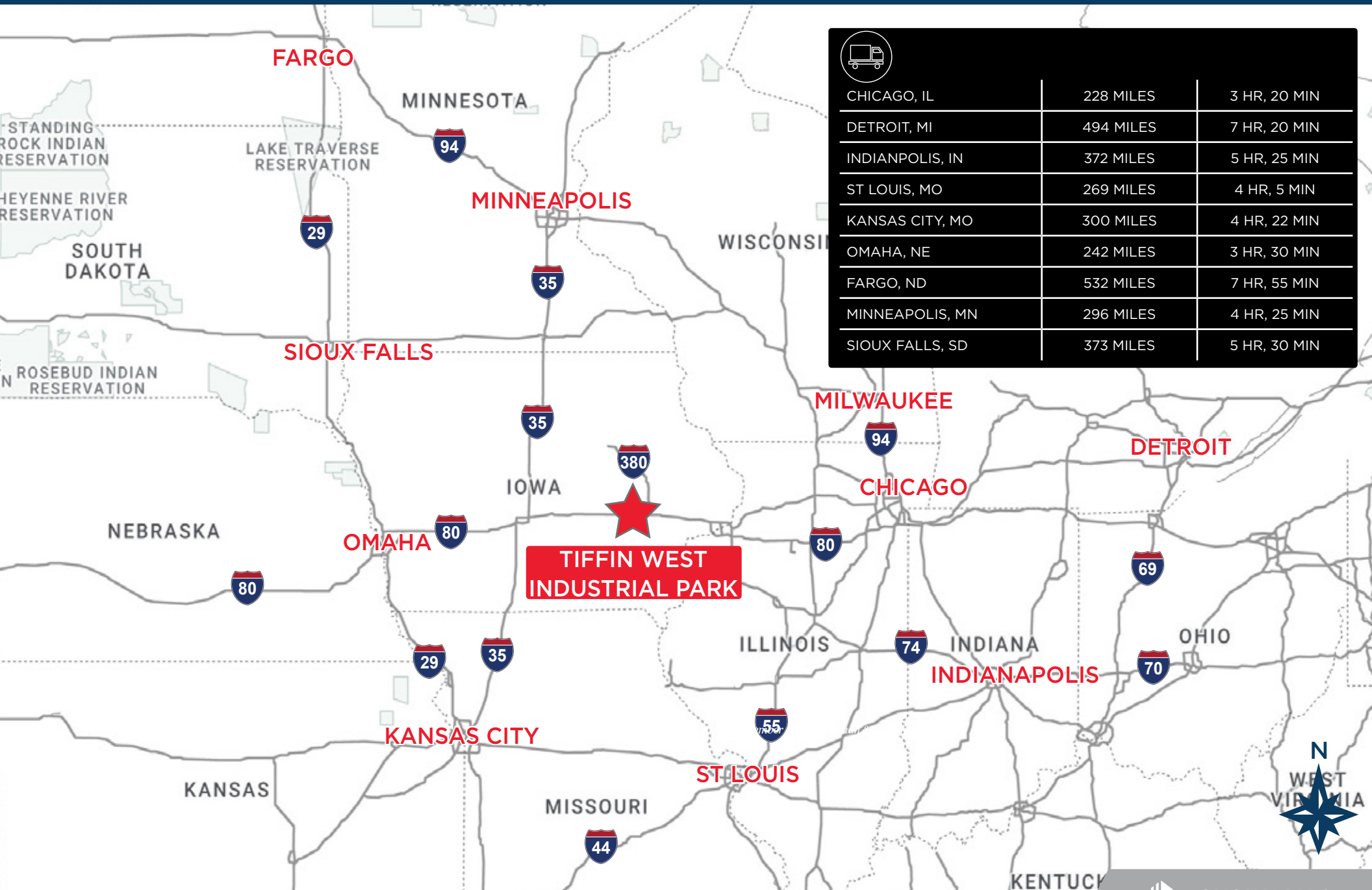
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// GEOGRAPHIC LOCATION



// DEMOGRAPHIC RANGE



MEDIAN AGE

33 - 34 - 34



TOTAL POPULATION

2,106 - 7,340 - 42,848



DAYTIME POPULATION

1,433 - 8,289 - 37,835



TOTAL HOUSEHOLDS

935 - 2,977 - 16,767



FAMILY HOUSEHOLDS

935 - 2,977 - 16,767



AVERAGE HOUSEHOLD INCOME

\$109,895 - \$99,864 - \$117,026



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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.



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

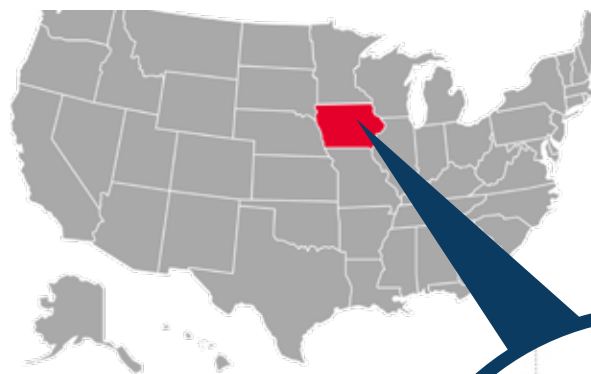
36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



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



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TIFFIN, IA 52340

FOR MORE INFORMATION CONTACT

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*ownership entity includes a licensed real estate agent in the State of Iowa

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