



RETAIL AND OFFICE
SPACE FOR LEASE



FOR LEASE

Prairie Village Lot 2 Building 1 and Building 2, Tiffin, Iowa

Lot 2 is the newest construction proposed in the Prairie Village development and a prime opportunity in the thriving community of Tiffin, nestled within the Iowa City Metropolitan Area. Anchored by the trusted Fareway Grocery, Prairie Village enjoys a strategic location at the upcoming lighted intersection of N Kimberlite Street and Highway 6, in Spring/Summer 2024. This premiere site is strategically situated adjacent to the future northward trail extension. Lot 2 features two brand new 7,200 square foot buildings with warm vanilla box retail and office space, two end cap drive throughs, and patio seating on North/West end caps.



REALTOR®

For more information on this property
contact one of our listing agents:

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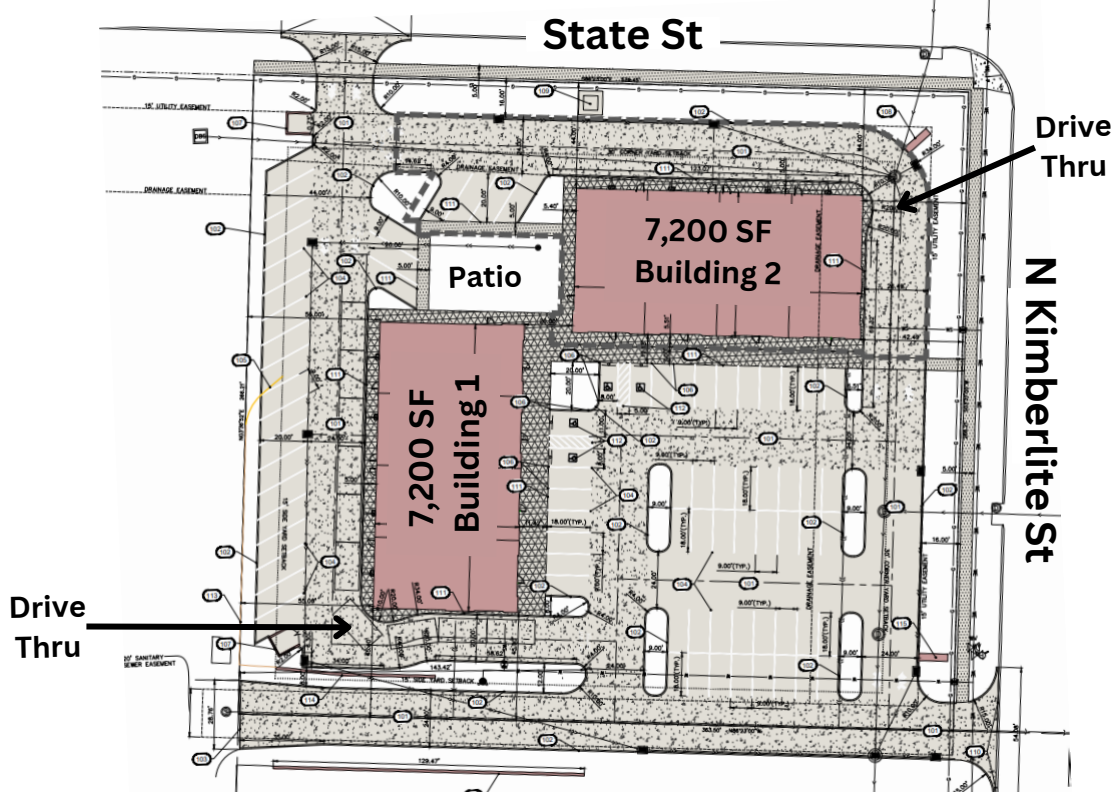
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Site Plan
Lot 2

DETAILS

Prairie Village Lot 2 Building 1 and Building 2, Tiffin, Iowa

DETAILS

Building 1 Available Range: 1,800 - 7,200 SF

Building 2 Available Range: 1,800 - 7,200 SF

Lease Rate: \$28.50 PSF NNN

Est. Pass Throughs: \$6.00 PSF

TI Allowance Offered: \$30 PSF

Other Information: Zoning: C-2B (Community Business District)

Brand new retail and office warm vanilla box

(2) End cap drive throughs

Patio seating available on North/West endcaps

Lighted intersection installed by Spring 2024

Possession: Spring 2025

LOCATION

Conveniently located at future lighted intersection off Highway 6 with easy access to I-380, Coralville and Iowa City

TRAFFIC COUNT

Traffic counts on Highway 6 exceed 11,500 and traffic counts on I-380 in the area exceed 57,600 vehicles per day

SURROUNDING BUSINESSES AND AMENITIES

Fareway Grocery, Hart Family Dentistry, Clear Creek Amana School District, Casey's, Solon State Bank, United States Post Office, Glowing and Growing Cleaning Services, Jons Ice Cream Store and Restaurant, The Depot Express Convenience Store, PinSeekers Tiffin, Theisen's, Coralville, Coral Ridge Mall, Walmart Supercenter, Cheddar's Scratch Kitchen, Lowe's, Target, Texas Roadhouse, and more

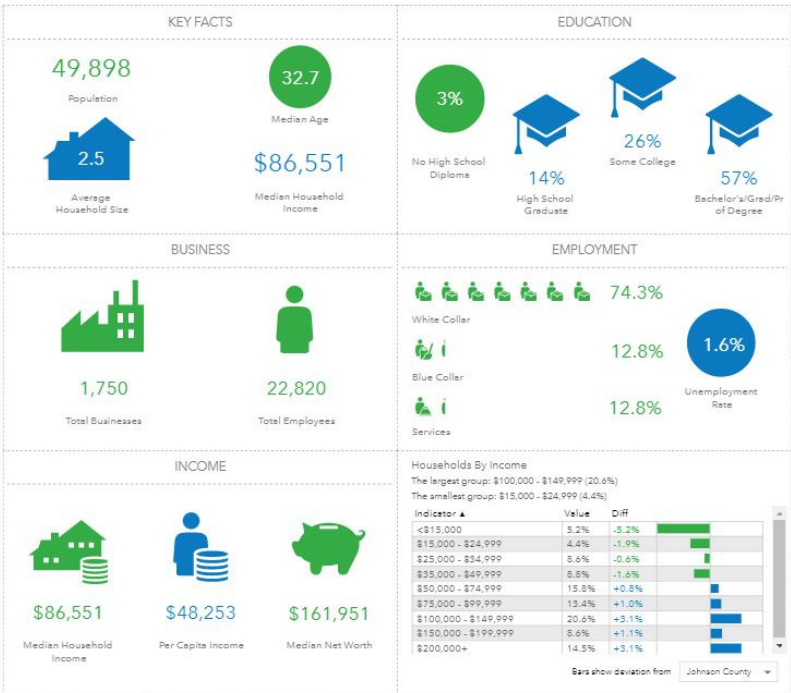
ADDITIONAL INFORMATION

Tiffin is a fast-growing city in Johnson County, a suburb of Cedar Rapids and part of the Iowa City and Coralville Metropolitan Area. The projected population of Tiffin in 2023 is approximately 6,795, with a current annual growth rate of 13.42%, and 45.91% growth rate since the 2020 census where population numbers were reported as 4,657. Tiffin has been named as one of the best places to live in Iowa with a small community, peaceful, rural lifestyle feel, yet easy access to plenty of activities and attractions to experience close by. Residents and visitors enjoy shopping at local stores and a short four-mile drive to Coralville, a wide selection of dining establishments in Tiffin and nearby cities, using parks and trails, and attending year-round events and festivals. Tiffin is part of the Clear Creek Amana School District with Tiffin Elementary School, Clear Creek Amana Middle School, and Clear Creek Amana High School campuses operating within its city limits.

The current unemployment rate in Tiffin is 3.7% with a positive job growth of 1.2%, and the cost of living in Tiffin is 7.1% lower than the U.S. average. Census data taken from a 2022 Community Survey show 1,914 housing units in Tiffin. From 2010 to 2021 Tiffin experienced a housing unit change of 125.7%. The growth in housing units continues increase as there are approximately 100 single family lots available for sale and over 100 condos and apartments coming online over the next year.

Key Facts

Fareway Stores
Ring of 5 miles



Tiffin benefits from its location along Highway 6, which is considered the longest highway traveling 3,652 miles from Massachusetts to California. There is also convenient access to I-380 and I-80, making travel and transport across Iowa very easy. The connection to I-380 has also spurred growth in Tiffin. More than 450 acres of land known as Park Place is under development. PinSeekers golf driving range is open and there are plans for a massive family entertainment center including an IMAX theatre.

AREA MAP

