FAIRFAX CENTER

320 80TH ST CT | FAIRFAX, IA 52228

FOR LEASE: 4,100 SF AVAILABLE



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CHLOE MARZEN
Business Analyst

OLIVIA CHRISTIANSON
Marketing Specialist

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

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PROPERTY HIGHLIGHTS

BASE RENT: $12.00 PSF NNN
OPEX: $7.32 PSF
SIZE: 4,100 SF

- Great visibility and access from Williams Blvd
- Located just off Hwy 151 and Hwy 30
- Next to lighted intersection
- Within the College Community School District which serves 5,800+ students and staff
- Nearby businesses include: Casey's, Menards, Target, and Fairfax City Hall

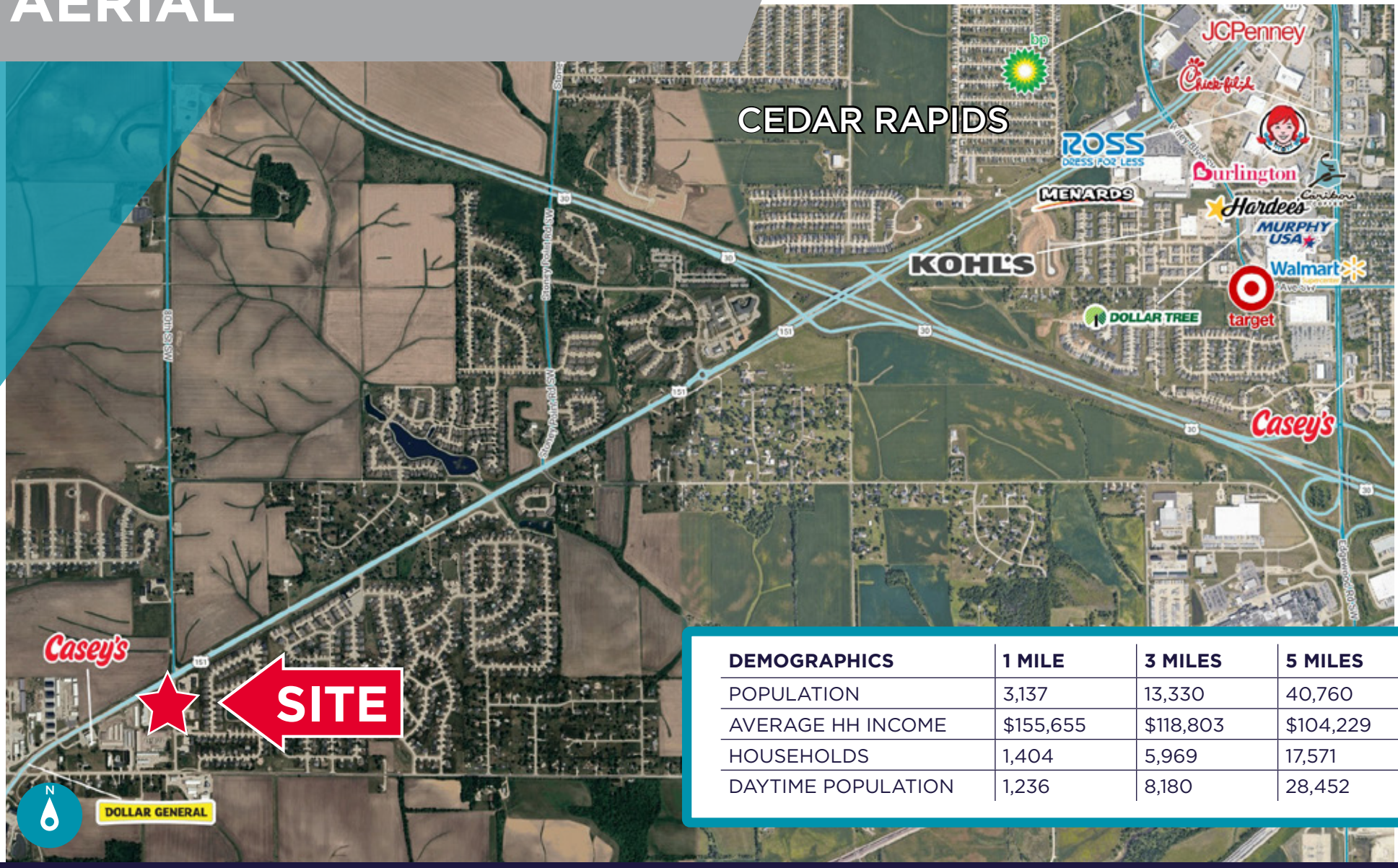




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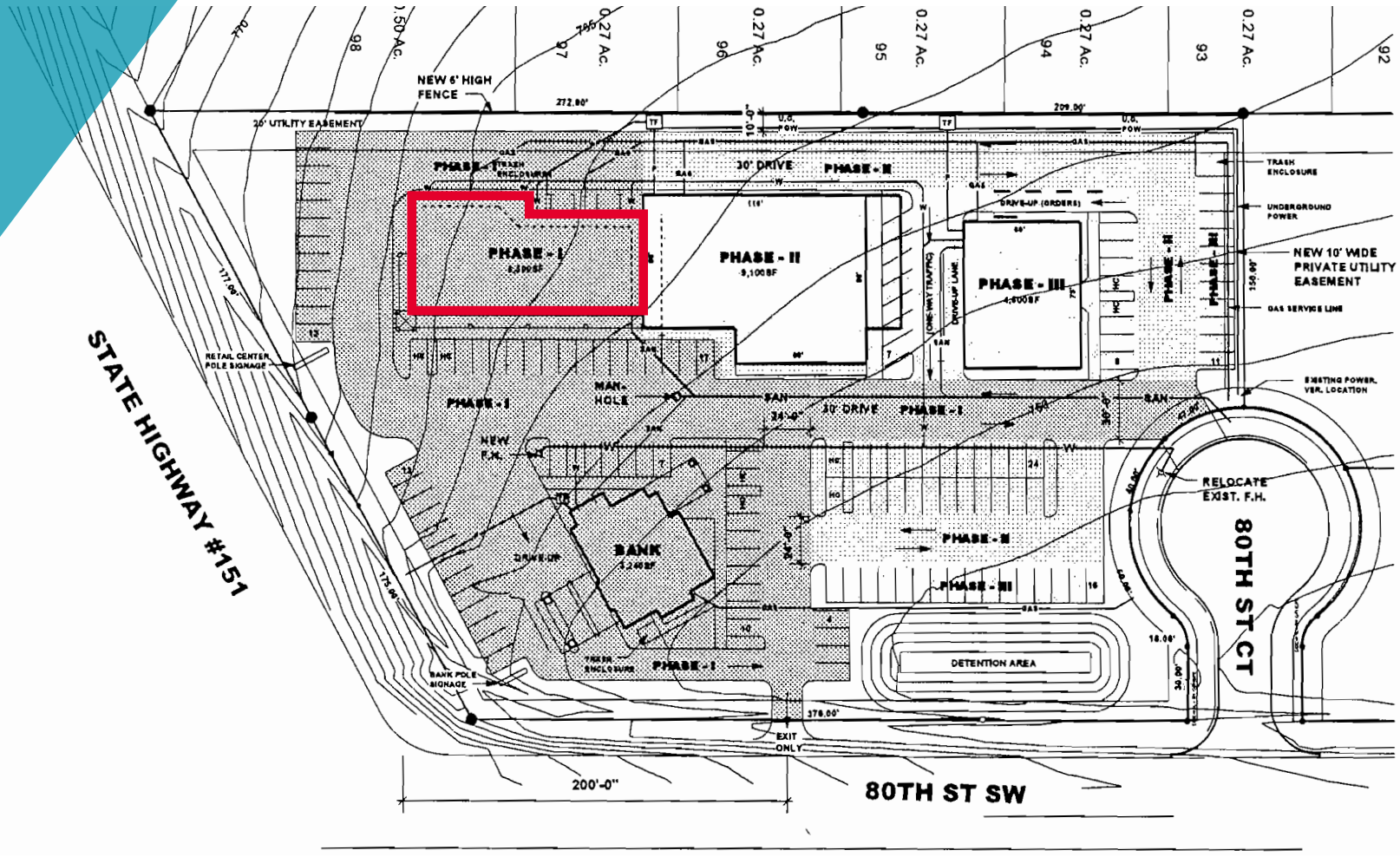


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,137	13,330	40,760
AVERAGE HH INCOME	$155,655	$118,803	$104,229
HOUSEHOLDS	1,404	5,969	17,571
DAYTIME POPULATION	1,236	8,180	28,452

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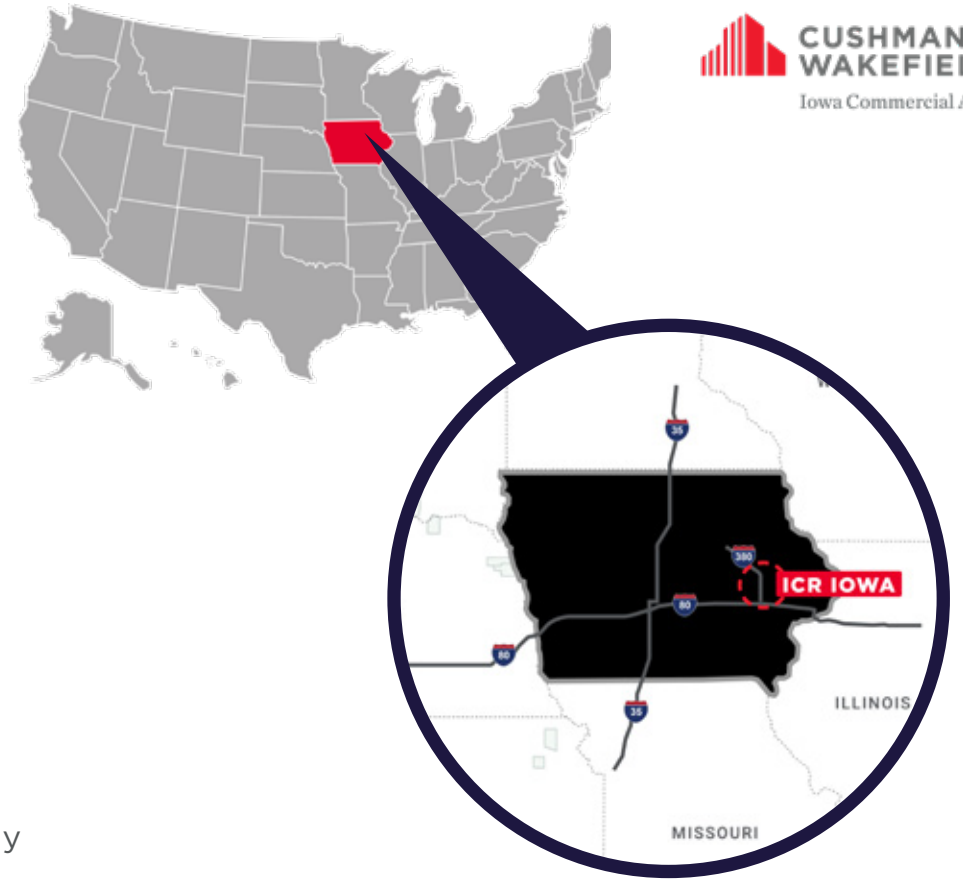
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ICR IOWA

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Fairfax 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

7 COUNTIES

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

487,106
POPULATION

$1,227,628,806
ANNUAL GOODS EXPORT

36,816,284
300 MILE POPULATION

IOWA LEADS IN ADVANCED MANUFACTURING

RANKED #2 BEST STATE TO START A BUSINESS

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