CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

FOR SALE

NW CORNER OF MOPAR DR & N PARK RD
TIFFIN, IA 52430



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PROPERTY HIGHLIGHTS

NW CORNER OF MOPAR DR & N PARK RD, TIFFIN, IA 52340



FOR SALE | 11,160 SF BUILDING

- 6 overhead doors (5 oversized)
- Zoned C-B2
- Located near the 400+ acre Park Place mixed-use development that is planned to include approximately 2,000 apartment units and 100-200 single-family residential lots along with entertainment and retail
- A 200,000 SF Homemakers Furniture Store is in close proximity, and is expected to open by Fall of 2027
- Access to I-380 and I-80 is within five minutes
- The property is well suited for a variety of service-based users
- Ability to build-out out the interior
- Tiffin is one of the fastest growing cities in Iowa

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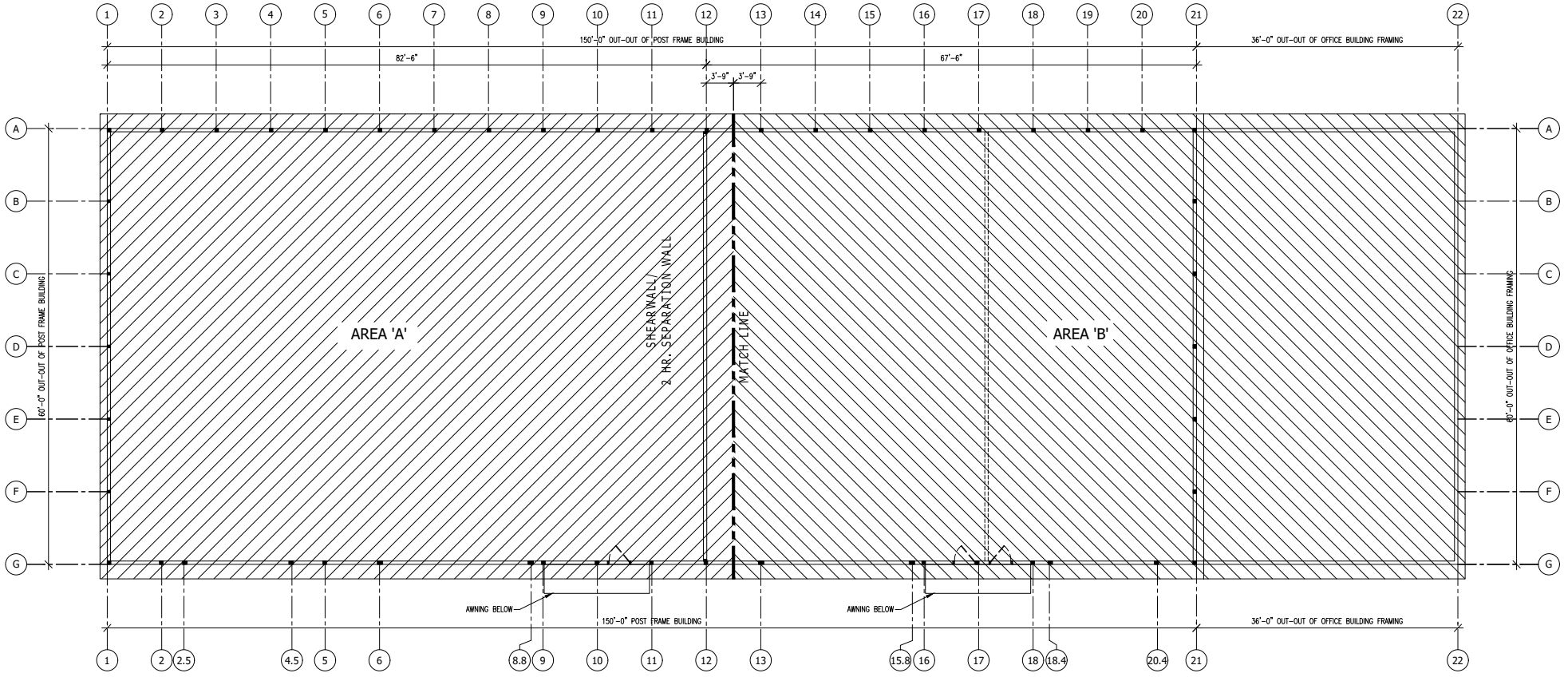
FLOOR PLAN



OVERALL PLAN

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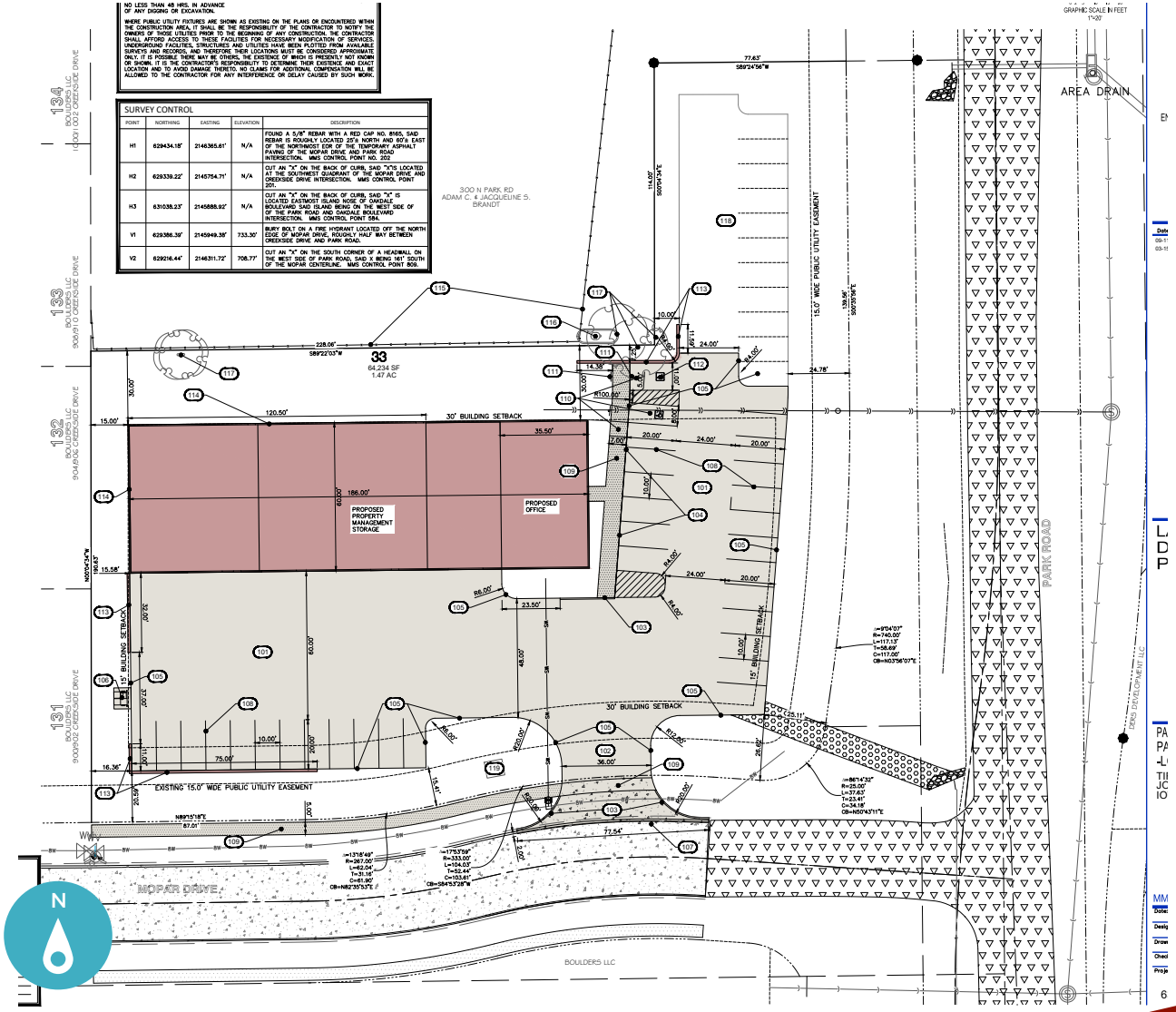
SITE PLAN



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DRONE VIEW



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DRONE VIEW



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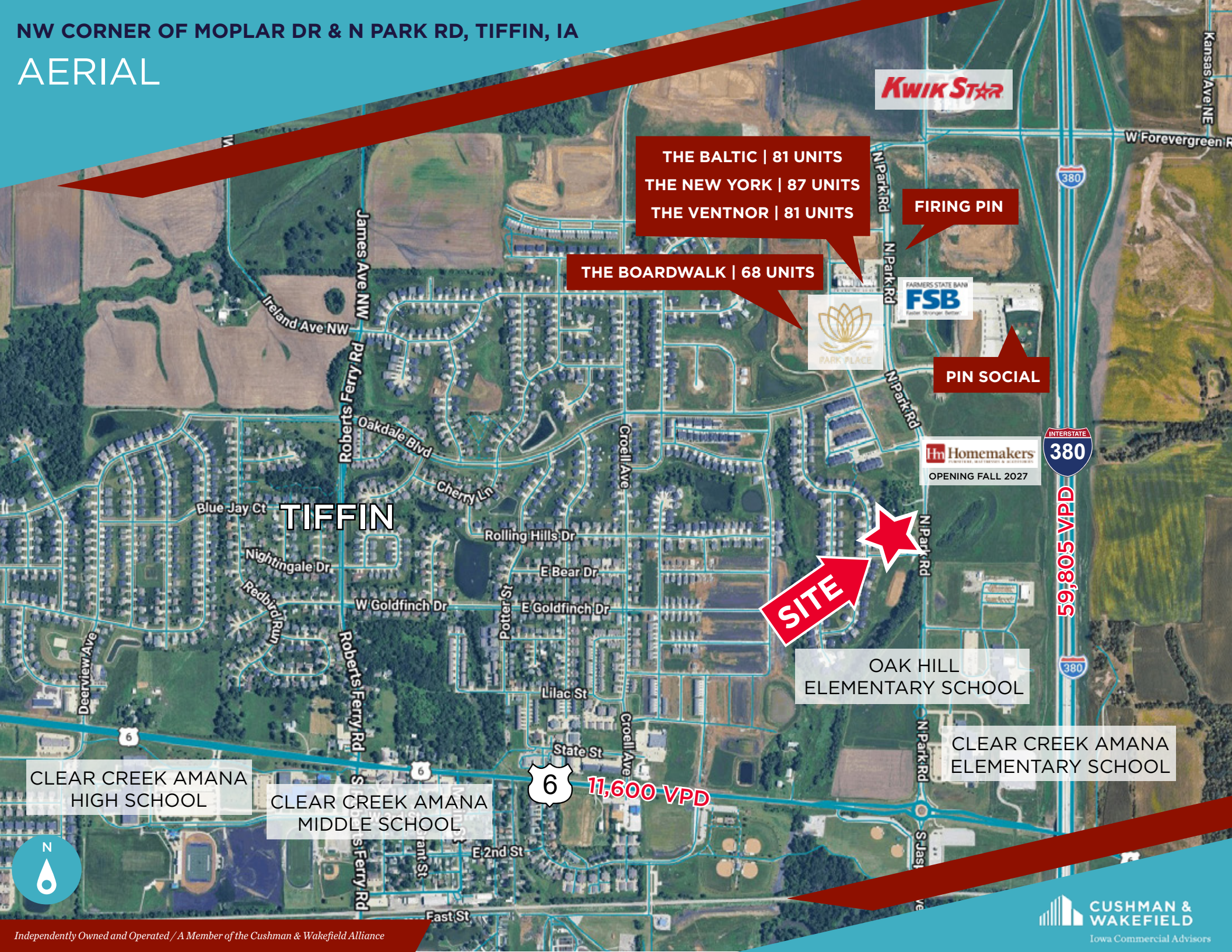
AERIAL



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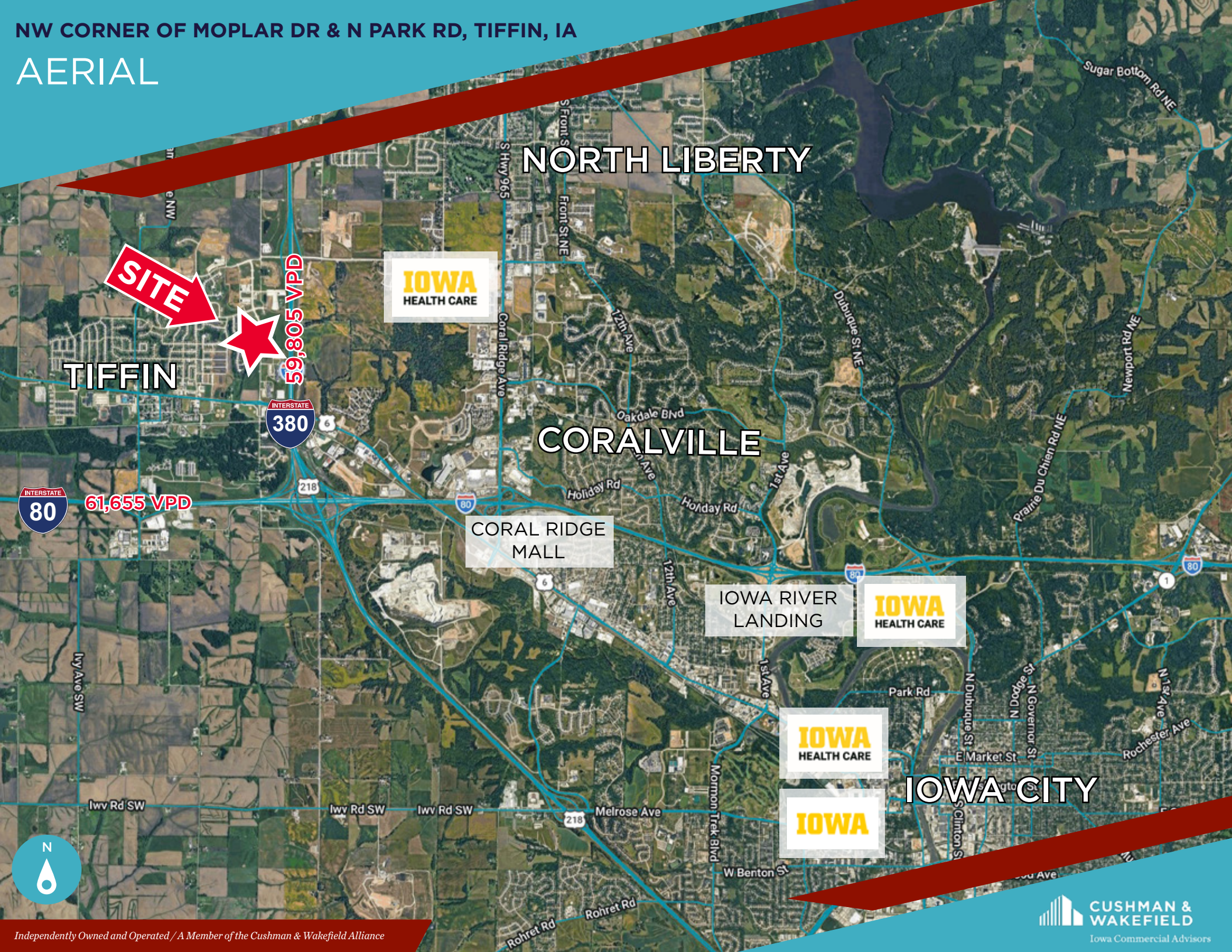

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DEMOGRAPHICS

CUSHMAN & WAKEFIELD
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CORAL RIDGE MALL

100+ RETAILERS

IOWA RIVER LANDING

17 RETAILERS | 9 ATTRACTIONS | 4 HOTELS

UNIVERSITY OF IOWA

31,563 STUDENTS | 14,000 FACULTY

UNIVERSITY OF IOWA HEALTHCARE

1M+ PATIENTS PER YEAR | 20,000+ STAFF

	POPULATION	DAYTIME POPULATION	AVERAGE HOUSEHOLD INCOME
1 MILE	3,382	1,956	$125,472
3 MILES	21,671	20,889	$118,082
5 MILES	57,007	47,439	$125,954

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ICR IOWA

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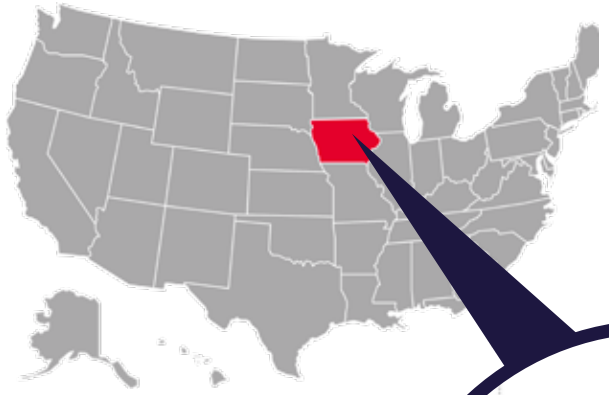
Tiffin is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.





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 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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KWIK STAR
THE BALTIC | 81 UNITS
THE NEW YORK | 87 UNITS
THE VENTNOR | 81 UNITS
FIRING PIN
THE BOARDWALK | 68 UNITS
PARK PLACE
FARMERS STATE BANK
FSB
PIN SOCIAL
Homemakers
OPENING FALL 2027
INTERSTATE 380
59,805 VPD
TIFFIN
SITE
OAK HILL ELEMENTARY SCHOOL
CLEAR CREEK AMANA ELEMENTARY SCHOOL
CLEAR CREEK AMANA HIGH SCHOOL
CLEAR CREEK AMANA MIDDLE SCHOOL
11,600 VPD
Ireland Ave NW
James Ave NW
Roberts Ferry Rd
Oakdale Blvd
Cherry Ln
Blue Jay Ct
Nightingale Dr
Redbird Run
Deerview Ave
Rolling Hills Dr
E Bear Dr
W Goldfinch Dr
E Goldfinch Dr
Potter St
Croell Ave
Lilac St
State St
E 2nd St
East St
N Park Rd
S Jasper Ave
Kansas Ave NE
W Forevergreen R
N
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