TIFFIN WEST

TIFFIN, IA 52340



For Sale

INDUSTRIAL LAND | LOTS 3-5

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

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

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CUSHMAN & WAKEFIELD
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// PROPERTY HIGHLIGHTS

INDUSTRIAL LOTS AVAILABLE

PRICE: $4.95 - $5.95/SF
ZONING: M-1

- Tiffin is one of the fastest growing communities in Iowa, with an increase of 54% since 2010
- Located at the I-80 & I-380 Interchange
- Located near the University of Iowa and University of Iowa Hospital and Clinic
- Conveniently located on the western edge of the Iowa City MSA
- Within minutes of Coralville, Iowa City, and North Liberty
- Subdivided options available - contact agent for additional information and impact to asking price



LOT #	SIZE	ZONING	PRICE	STATUS
3	1.773	M-1	$5.95/SF	AVAILABLE
4	1.905	M-1	$5.95/SF	AVAILABLE
5	13.688	M-1	$4.95/SF	AVAILABLE

// PHASE 1 DRONE VIEW



// NORTHWEST DRONE VIEW



// NORTHEAST DRONE VIEW



// EAST DRONE VIEW | RETAIL



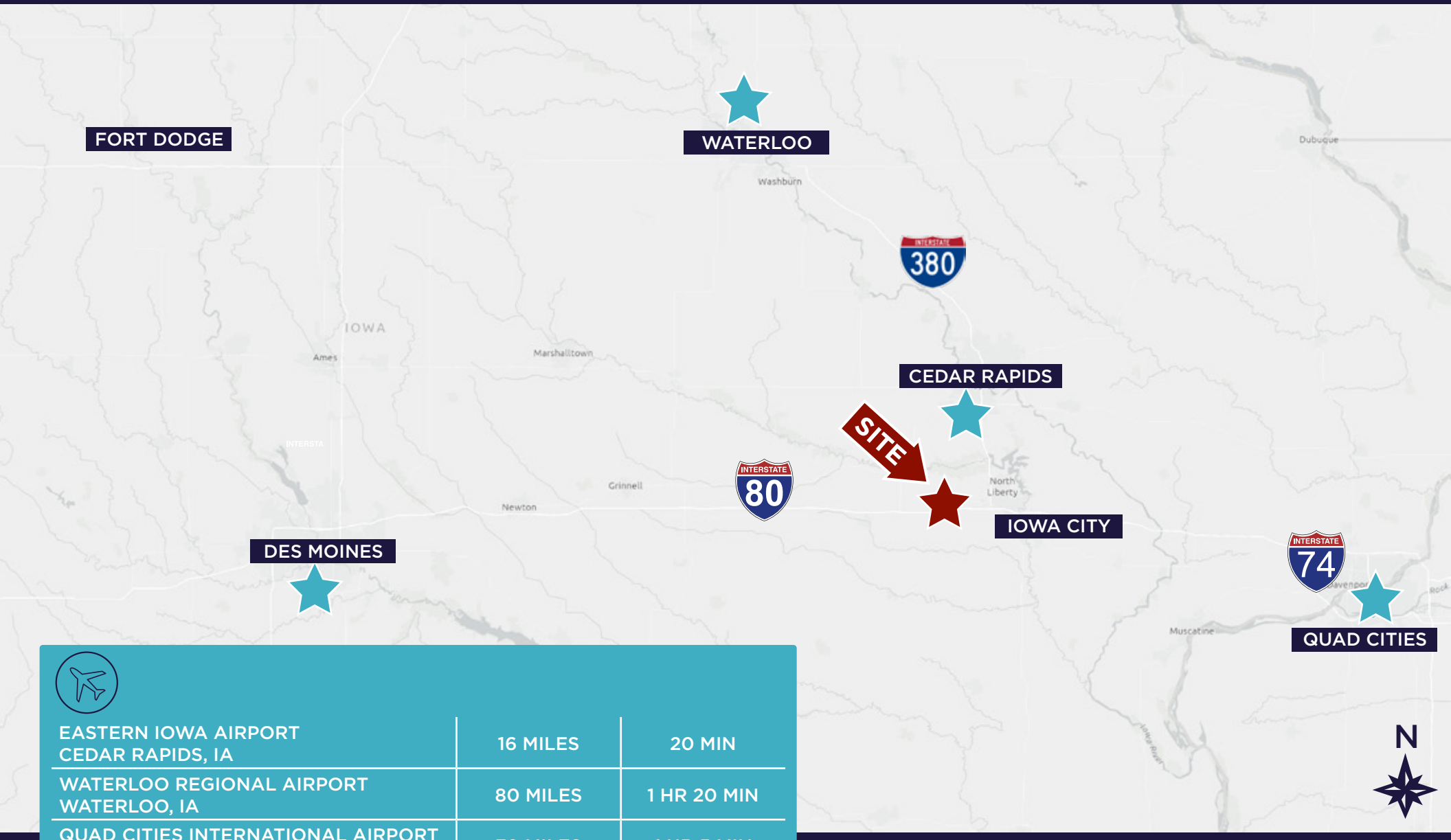
// SITE AERIAL


TIFFIN
INDUSTRIAL | LOTS 3-5
IRELAND AVE NW
8,000 VPD
LOT 1
KWIK STAR
NORTH LIBERTY
MAVERIK
REST AREA
CORALVILLE
63,700 VPD
INTERSTATE
80
sun & fun INC. RV
IOWA CITY
N

// AERIAL OF SURROUNDING AREA



// AIRPORTS IN THE REGION

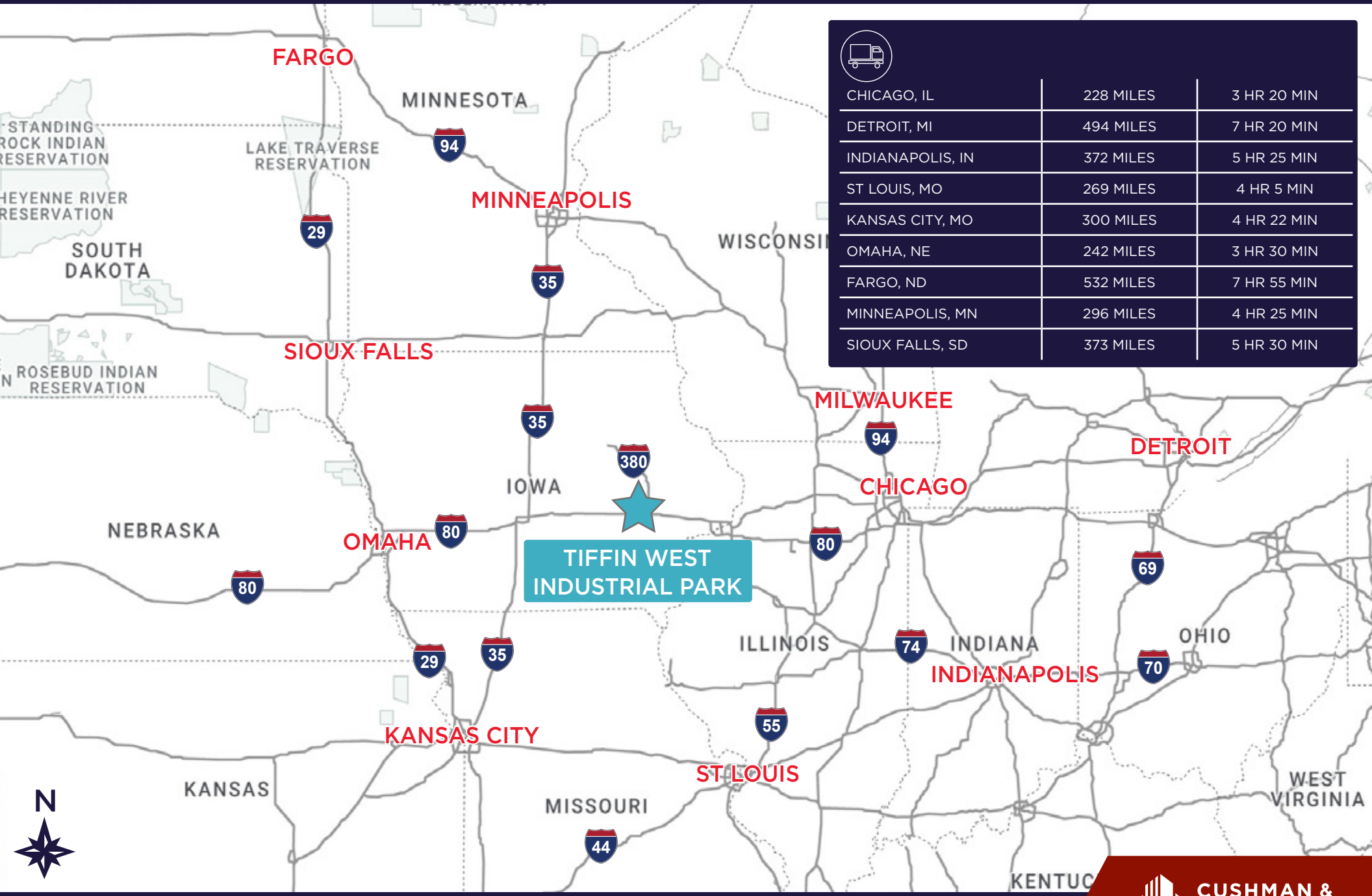


EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	16 MILES	20 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	80 MILES	1 HR 20 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	70 MILES	1 HR 5 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	112 MILES	1 HR 45 MIN

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// GEOGRAPHIC LOCATION



CHICAGO, IL	228 MILES	3 HR 20 MIN
DETROIT, MI	494 MILES	7 HR 20 MIN
INDIANAPOLIS, IN	372 MILES	5 HR 25 MIN
ST LOUIS, MO	269 MILES	4 HR 5 MIN
KANSAS CITY, MO	300 MILES	4 HR 22 MIN
OMAHA, NE	242 MILES	3 HR 30 MIN
FARGO, ND	532 MILES	7 HR 55 MIN
MINNEAPOLIS, MN	296 MILES	4 HR 25 MIN
SIOUX FALLS, SD	373 MILES	5 HR 30 MIN

// 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

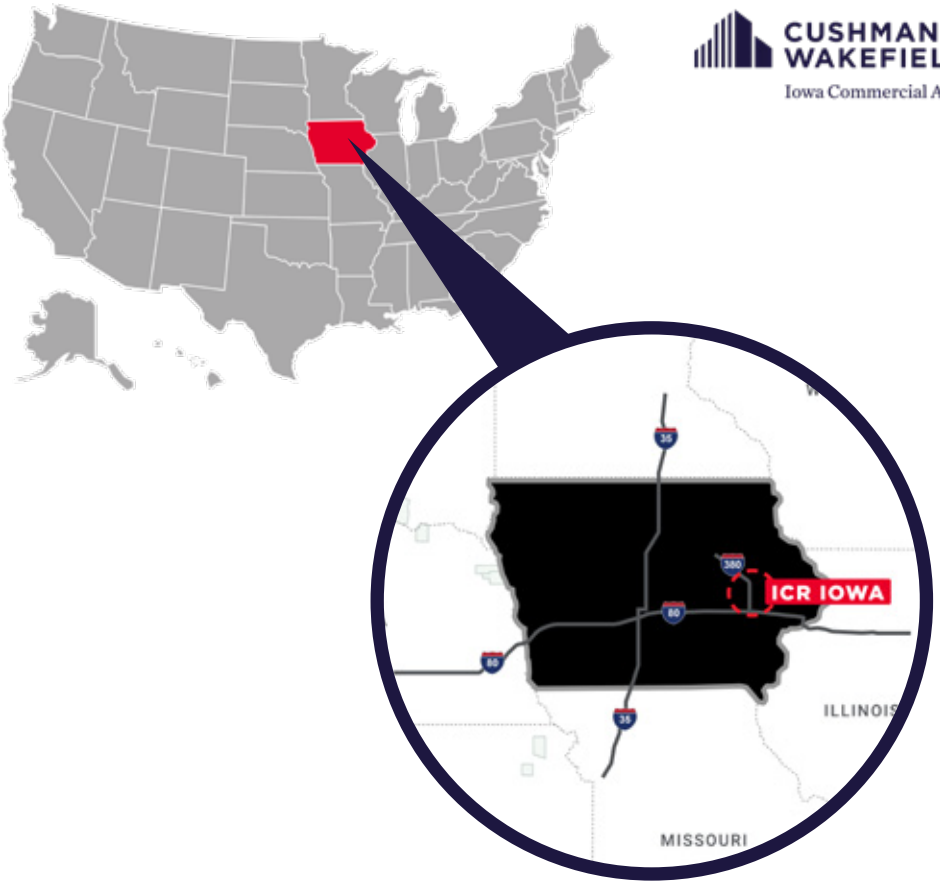
AVERAGE HOUSEHOLD INCOME
$109,895 - $99,864 - $117,026



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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FOR MORE INFORMATION CONTACT

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