



Lease, sale, or build-to-suit

80 | 380 Commerce Park

Village Drive | Tiffin, IA
Iowa City MSA

Property Overview

Commercial Lots Available

1.09 - 19.30 acres

\$6.50 PSF - \$16.00 PSF

- Commercial lots available for sale in the Iowa City MSA
- Tiffin has experienced significant growth, becoming one of the fastest growing cities in Iowa
- Development lots allow for numerous uses, including retail, medical, flex space, and multifamily
- Strategically located near the I-80 & I-380 Interchange, allowing excellent visibility and a quick commute to Coralville, Iowa City, and the University of Iowa
- Co-tenants include Kum & Go, Subway, Moove In Storage, Village Pointe Apartments, The Hunt Club Apartments, Senior Housing Development, & City of Tiffin Rec Center

Nearby retailers:



Demographics

	5 miles	10 miles	15 miles
Est. population	44,552	140,671	170,622
Est. households	17,551	56,709	68,417
Est. average HH income	\$117,385	\$104,211	\$106,646

Overall Site Plan

80 | 380 Commerce Park

**Conceptual plans for marketing purposes, subject to change*

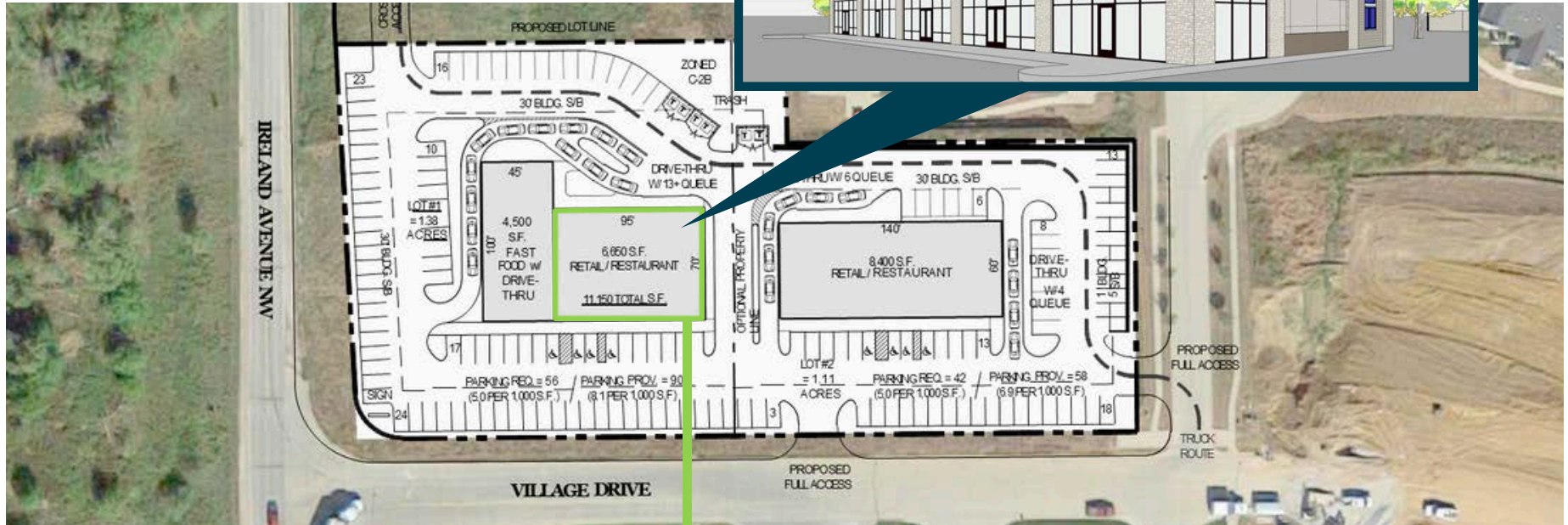


Lot #	Size	Price
1	8,256 SF	<i>Proposed Retail</i>
2	1.09 AC	\$16.00 PSF
3	1.74 AC	\$15.00 PSF
4	4.31 AC	\$10.00 PSF
5	1.62 AC	<i>Pending</i>
6	2.95AC	<i>Pending</i>
7	5.20 AC	<i>Pending</i>
8	10.00 AC	<i>Pending</i>
9	4.13 AC	\$6.50 PSF
10	0.76 AC	\$6.50 PSF
11	6.20 AC	\$6.50 PSF
12	6.54 AC	\$6.50 PSF
13	4.31 AC	\$6.50 PSF
14	10.68 AC	\$6.50 PSF
15	10.92 AC	\$6.50 PSF
16	19.30 AC	<i>Proposed Flex</i>

Lots 1 & 2 - Proposed Retail

80 | 380 Commerce Park

**Conceptual plans for marketing purposes, subject to change*



Suite	SF	Lease Rate
100	1,680 SF	Call broker for pricing
200	1,677 SF	Call broker for pricing
300	1,539 SF	Call broker for pricing
400	1,680 SF	Call broker for pricing
500	1,680 SF	Call broker for pricing



Retail Trade Area



Nick Anderson
Associate
nicholas.anderson@jll.com
+1 515 729 6015

Meredith Hedstrom
Vice President
meredith.hedstrom@jll.com
+1 515 419 2963

Aaron Hyde
Senior Vice President
aaron.hyde@jll.com
+1 515 953 8834



jll.com

Jones Lang LaSalle Americas, Inc. License #: CO508577000