PENN PLACE | SUITES 3 & 8

780 COMMUNITY DR, NORTH LIBERTY, IA 52317



SUITE 3: 1,073 SF | SUITE 8: 1,500 SF

RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst

OLIVIA CHRISTIANSON
Marketing Specialist

2720 1st Ave NE, Suite 212 | Cedar Rapids, IA 52402 | +1 319 229 1003 | iowaca.com

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HUNTER Companies

PROPERTY HIGHLIGHTS

SUITE 3

SIZE: 1,073 SF

FOR LEASE: $18.95 PSF NNN

ESTIMATED OPEX: $11.64 PSF

SUITE 8

SIZE: 1,500 SF

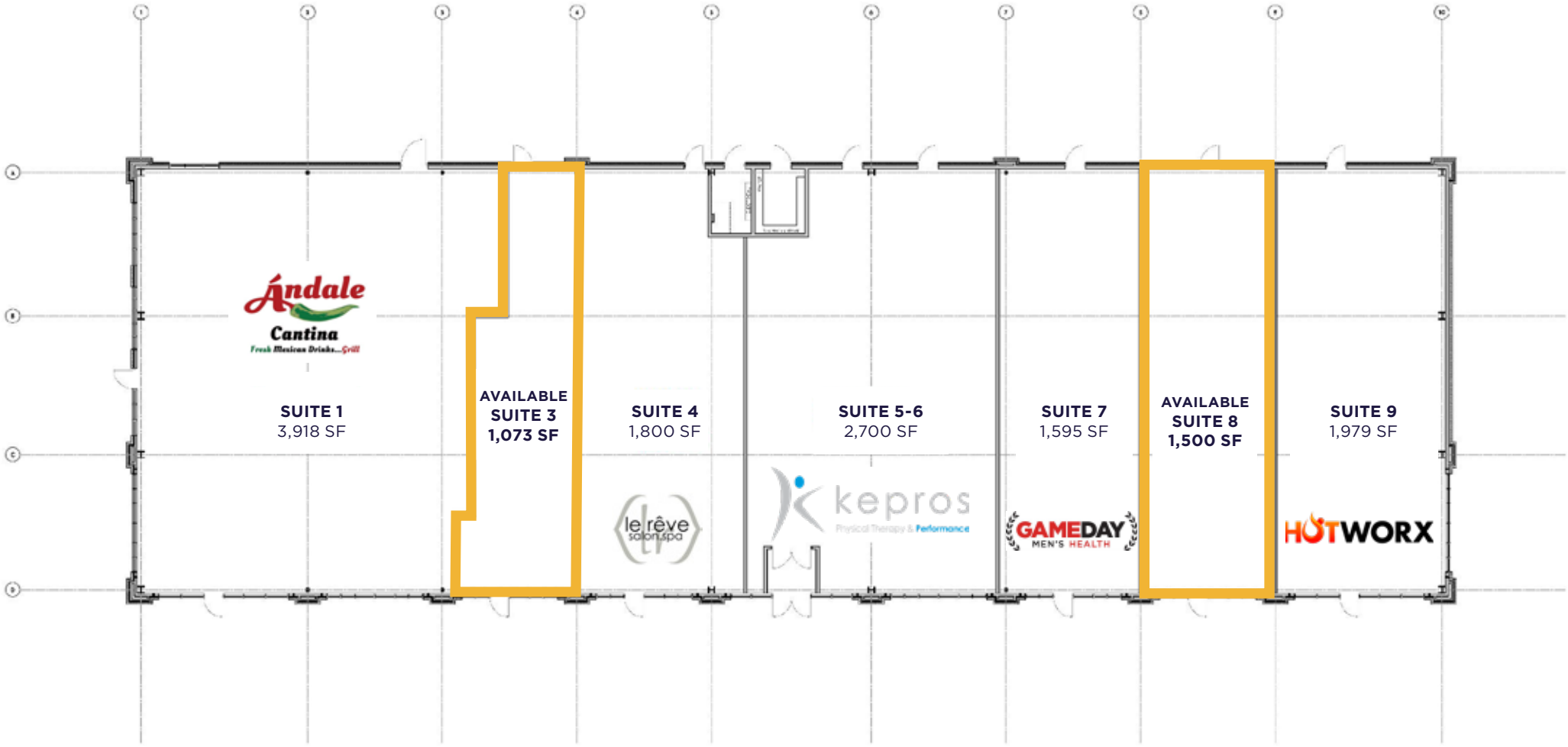
FOR LEASE: $18.95 PSF NNN

ESTIMATED OPEX: $11.64 PSF

- **Suite 3** is easily convertible for a variety of uses with a built-out restroom
- **Suite 8** is easily convertible for a variety of uses and has 2 built-out restrooms
- Large pylon sign visible from Penn St and Highway 965 with prime retail exposure
- North Liberty consistently ranks in the top 10 fastest growing cities in Iowa and ranked 2nd in percentage growth in population in 2019
- Surrounding retailers include: Walgreens, Dunkin', Dollar Tree, GreenState Credit Union, McDonald's, Tin Roost, Field Day Brewing Co. & more
- New retail construction in the area, including Caribou Coffee and Midwest Veterinary Partners immediately to the east, Starbucks, Jersey Mike's, Aldi, Bowl Dogs to the west, and The Palestra, a 36,000 SF sports complex
- Within minutes of I-380



FLOOR PLAN



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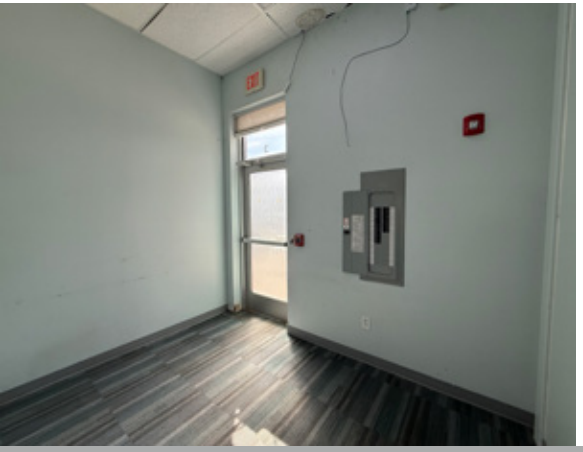
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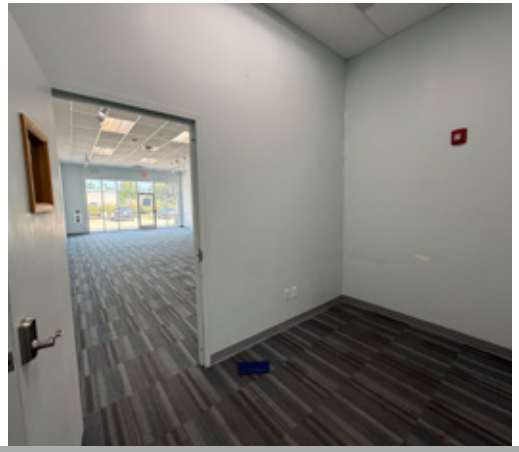
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INTERIOR PHOTOS
SUITE 3











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INTERIOR PHOTOS
SUITE 8









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RETAIL AERIAL

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,148	23,123	47,504
AVG. HH Income	$107,790	$108,571	$101,746
Total Households	4,170	9,420	19,411
Daytime Population	4,440	14,092	30,977



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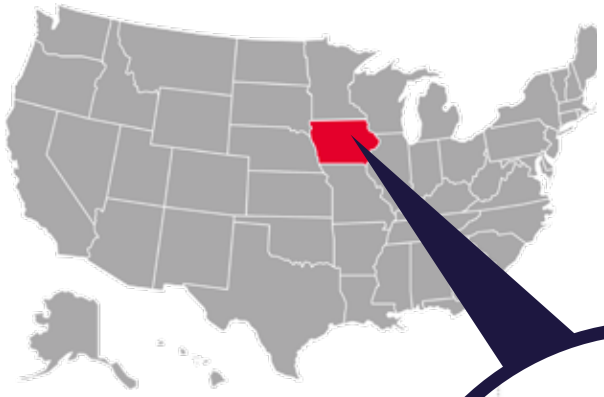
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ICR IOWA

North Liberty 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.





684,905
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

APPROX. 500,000 POPULATION

$1,227,628,806 ANNUAL GOODS EXPORT

APPROX. 33.4 M 300 MILE POPULATION

IOWA LEADS IN ADVANCED MANUFACTURING

RANKED #2 BEST STATE TO START A BUSINESS

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