



COMMERCIAL & RETAIL SUITES

FOR LEASE

THE VENTNOR | TIFFIN, IA



WSG
CRE

SKOGMAN
COMMERCIAL



PROPERTY HIGHLIGHTS

Commercial & Retail Suites

- Drive-thru availability
- Ideal for local, regional, and national users
- Variety of uses already in place - entertainment, dining, health & fitness, financial / office

Accessibility & Connectivity

- Strategically located near the I-80/I-380 interchange
- Convenience and connectivity to residents and visitors

Modern Design & Layout

- Mixed-use layout, 80+ residential units above
- Build-in customer base

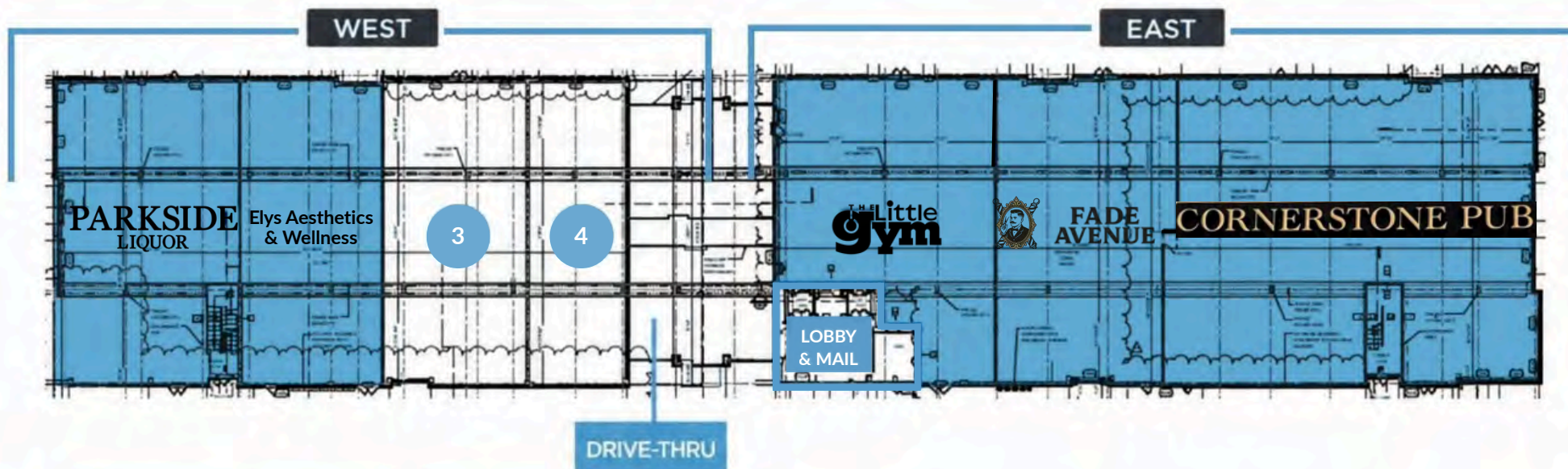
360 Drone Tour







FLOOR PLAN



Availability

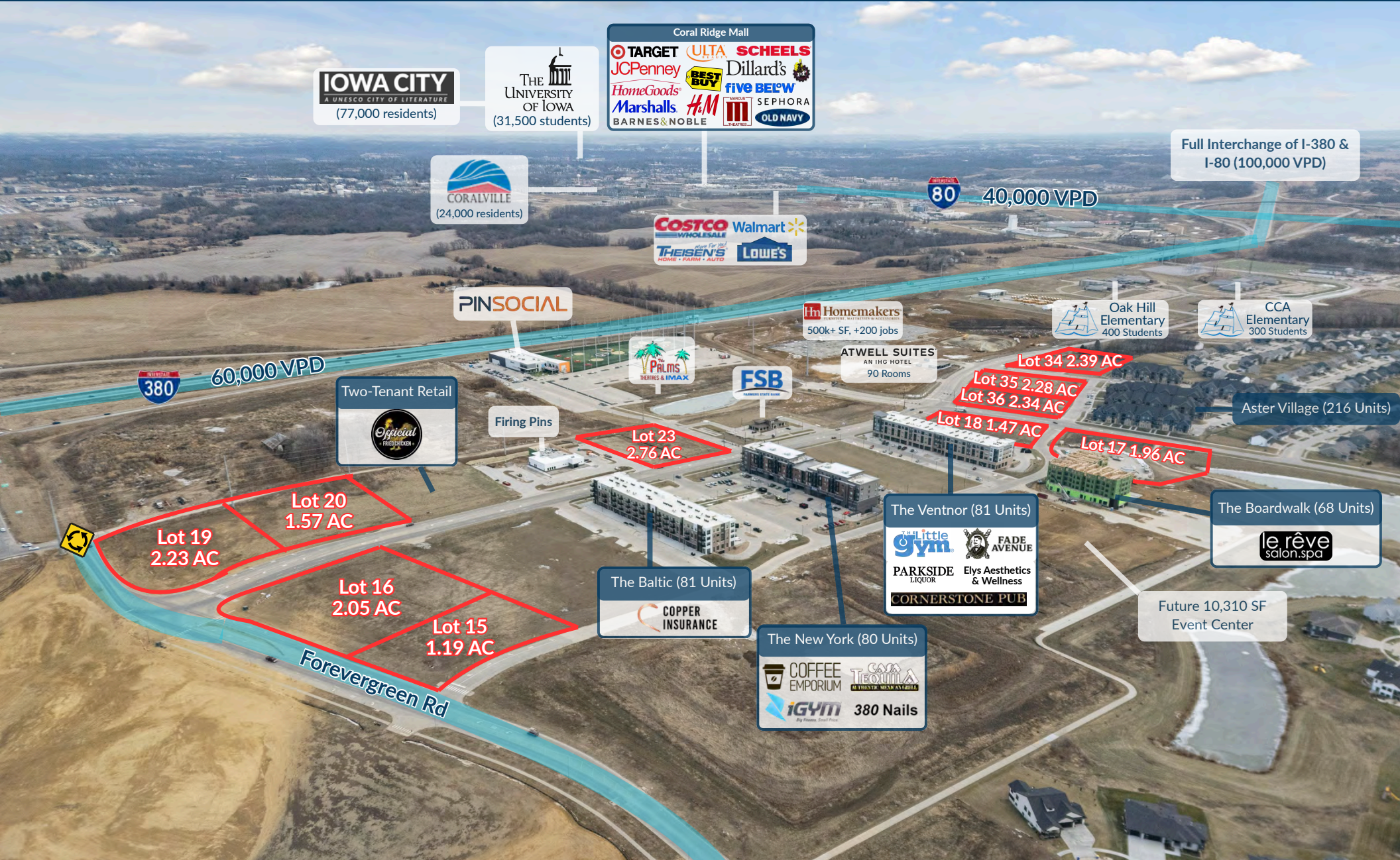
Suite	Status	Size	Price/SF
1	Leased	3,225 SF	Leased
2	Leased	1,900 SF	Leased
3	Available	3,389 SF	\$18.00 NNN
4	Available	2,041 SF	\$20.00 NNN

Suite	Status	Size	Price/SF
5	Available	3,265 SF	\$18.00 NNN
6	Available	3,207 SF	\$18.00 NNN
7	Leased	6,503 SF	Leased

* Estimated Operating Expenses \$8.00/SF

SITE PLAN





AERIAL MAP





TIFFIN OVERVIEW

Located in the heart of ICR Iowa, Tiffin is one of Iowa's fastest-growing cities, offering a balance of small-town charm and modern opportunity. The area is seeing significant investment and growth centered around the Park Place mixed-use development, a 450-acre, \$275 million project planned to include retail, housing, entertainment and more—that has been driving much of the recent momentum. One of the most high-profile pieces, PinSeekers, is a 49,022 sq ft golf and entertainment venue built as a \$29 million project with heated bays, mini-golf and food and beverage offerings. In addition, Homemakers Furniture broke ground on a planned 200,000 sq ft showroom in Park Place that is expected to generate around 200 jobs when it opens in the coming years (targeted for 2027–2028).

Tiffin's prime location provides excellent access to major markets, a highly educated regional workforce, and strong household incomes. With steady residential and commercial growth, quality infrastructure, and a business-friendly climate, Tiffin is an ideal destination for companies looking to invest and expand in the Midwest.



\$116,991 average household income



1.7% population growth rate



Iowa ranked #2 best cost of doing business

Highlights

Population	21,746
Population Growth Rate	0.86%
Businesses	664
Workforce	6,824
Educational Attainment	94%

Top Employers of ICR Iowa

University of Iowa	29,700
Collins Aerospace	9,000
St. Luke's Hospital	2,979
Cedar Rapids School District	2,879
Transamerica	2,600



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	3,215	20,907	44,641
	2025 Population	3,907	21,174	52,807
	Annual Population Growth Rate	2.3%	1.2%	0.9%
	2025 Median Age	34.6	33.9	34.3
	2025 Total Households	1,607	8,292	20,532
	Annual Household Growth Rate	2.4%	1.3%	1.0%
	2025 Average Household Income	\$101,672	\$112,174	\$125,016
	Daily Traffic Count: 61,200 VPD			

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