

1,417 SF AVAILABLE

675

PACHA PKWY SUITE D

NORTH LIBERTY, IA 52317



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





HIGHLIGHTS



**BASE RENT: \$19.95 PSF NNN
EST. OPEX: \$11.43 PSF**



1,417 SF AVAILABLE



**EASILY CONVERTIBLE FOR A VARIETY
OF USES**



**LOCAL AND NATIONAL RETAILERS
AND RESTAURANTS NEARBY**



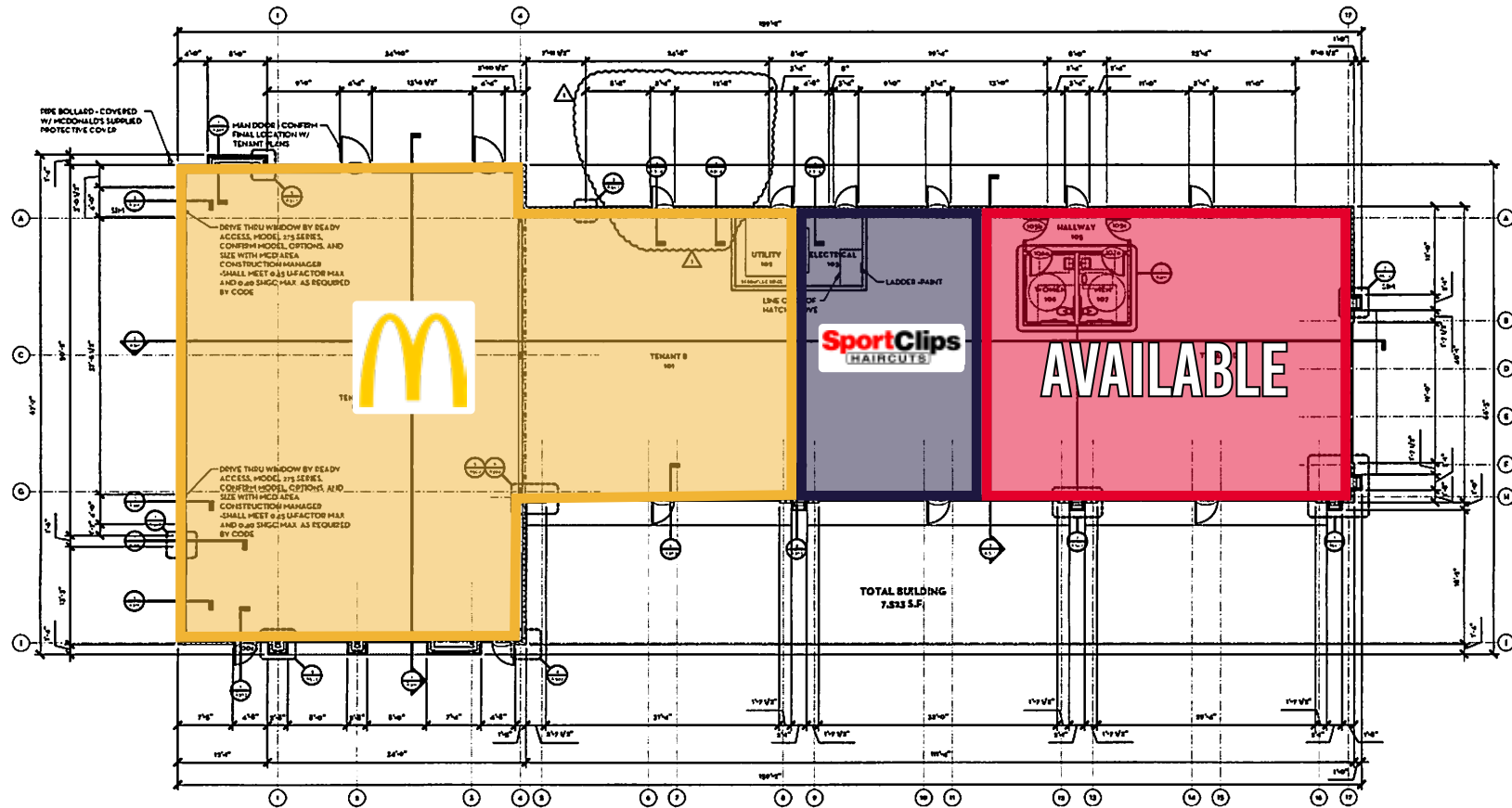
**LOCATED OFF THE HEAVILY TRAVELED
HWY 965 WITH SIGNAGE OPPORTUNITIES**



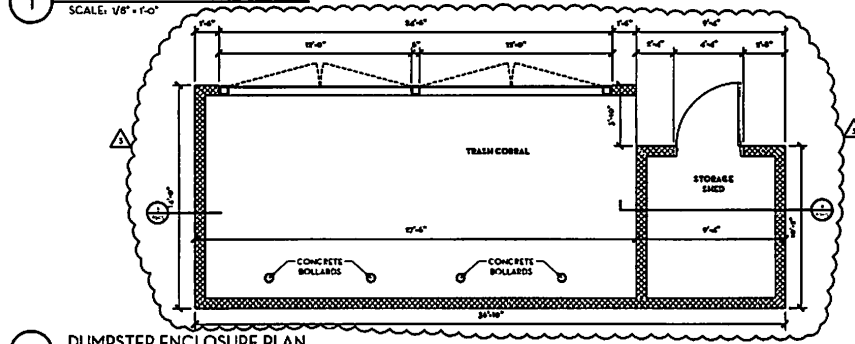
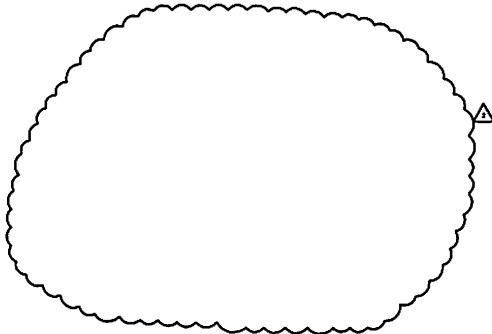
EASY ACCESS TO I-380 AND HWY 965



FLOOR PLAN



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

RETAIL AERIAL

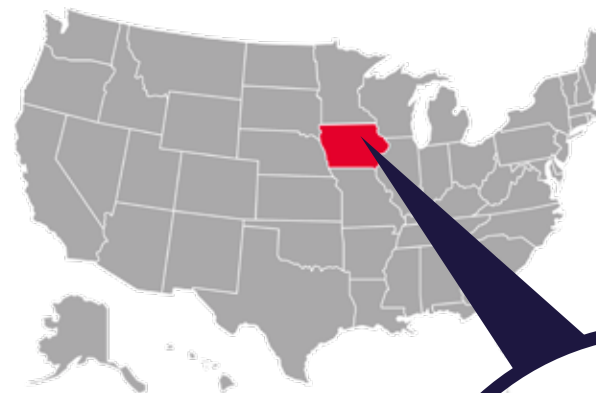






ICR IOWA

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.



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 RANKED #1
OVERALL BEST STATE**



**RANKED #2 BEST COST
OF DOING BUSINESS**

CONTACT

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 | iowacommercialadvisors.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



675

PACHA PKWY SUITE D
NORTH LIBERTY, IA 52317

HUNTER
Companies

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors