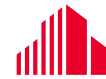


FOR LEASE

Collins Road Square

1380 - 1470 Twixt Town Rd / Marion, IA



CUSHMAN &
WAKEFIELD

Iowa Commercial Advisors



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SUITE: 1418
SIZE: 7,611 SF
\$12.00 PSF NNN

SUITE: 1420
SIZE: 21,495 SF
\$12.00 PSF NNN

SUITE: 1468
SIZE: 1,825 SF
\$14.00 PSF NNN

*1418 & 1420 can be combined for
29,106 SF of contiguous space*

2026 CAM: \$5.16 PSF

PROPERTY HIGHLIGHTS

- Exceptional visibility and signage exposure from Collins Road
- Great co-tenancy: Michael's, Bullfrog Spas, Austad's Golf, Grand Appliance, Half Price Books, & LOFT
- Parking ratio: 3.7/1,000 SF
- C-3 General Commercial
- Property has multiple access points
- Just off busy Collins Road, across from Lindale Mall
- ***Additional Temperature Controlled Storage On-Site - Contact Brokers for additional information***

CONTACT

JOHN VIGGERS, CCIM, CPM, CRE

Senior Vice President

+1 515 778 2605

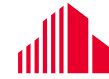
jviggers@iowaca.com

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

FOR LEASE

Collins Road Square

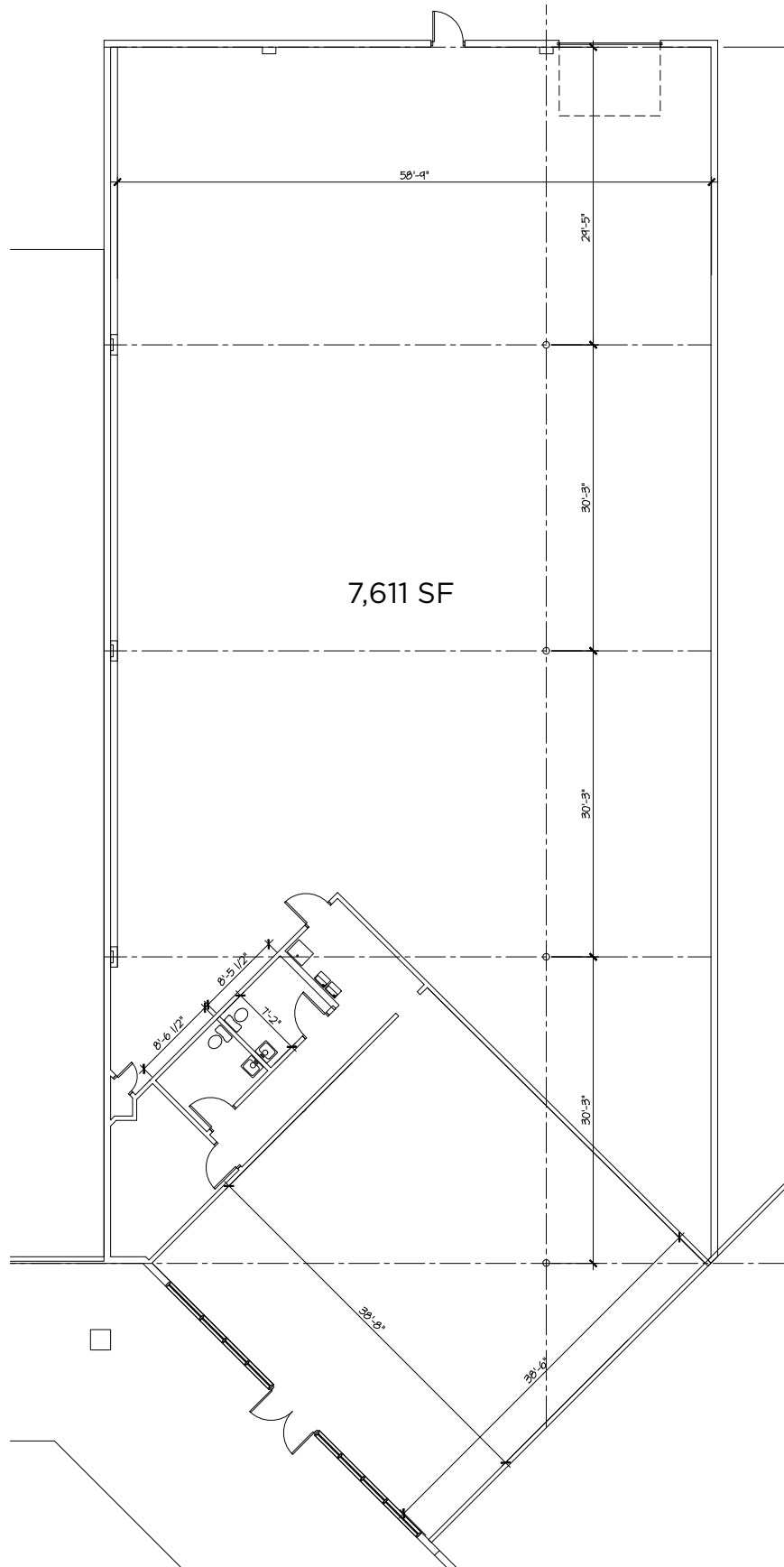
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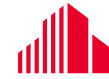
SUITE 1418 FLOOR PLAN



FOR LEASE

Collins Road Square

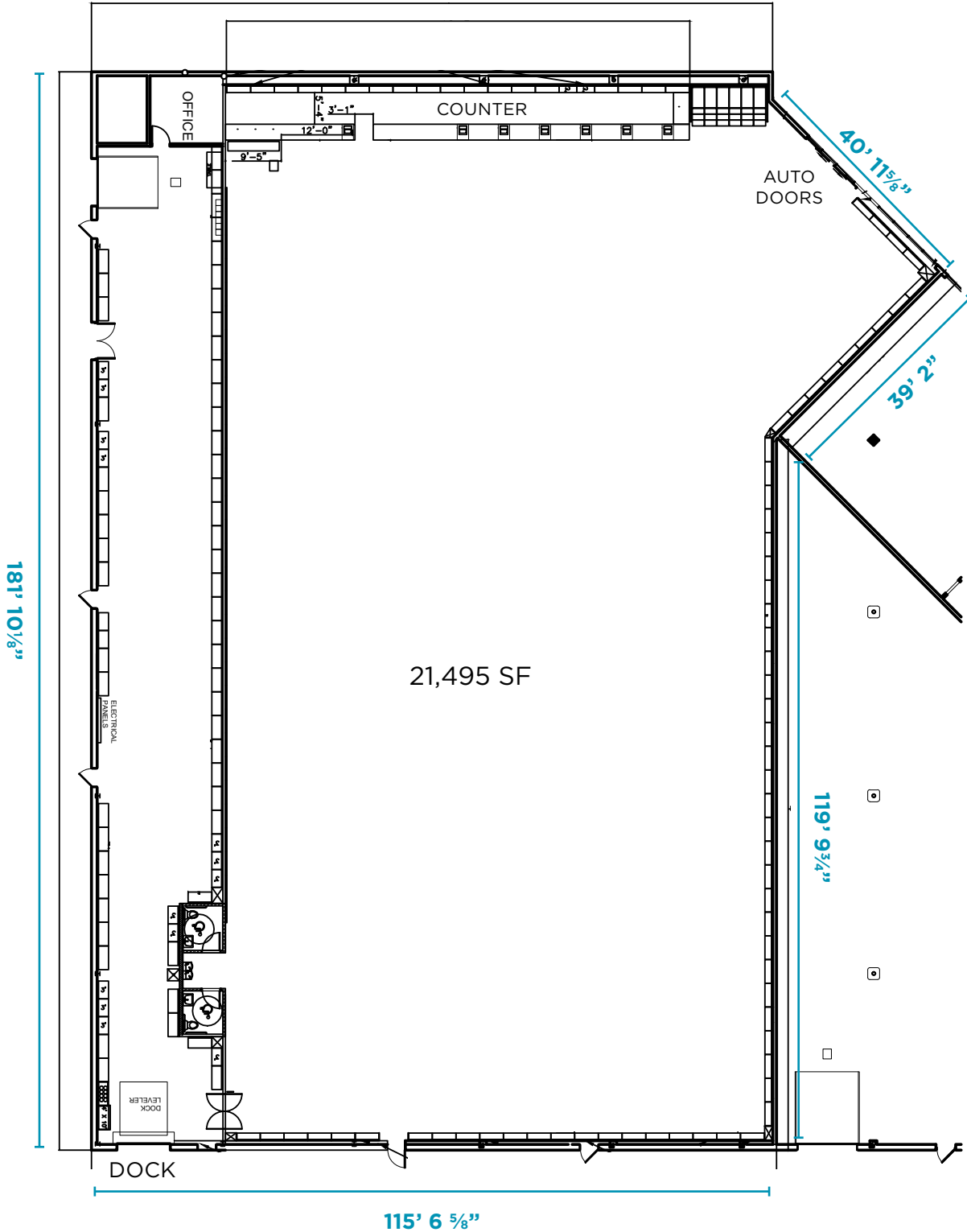
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SUITE 1420 FLOOR PLAN



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Collins Road Square

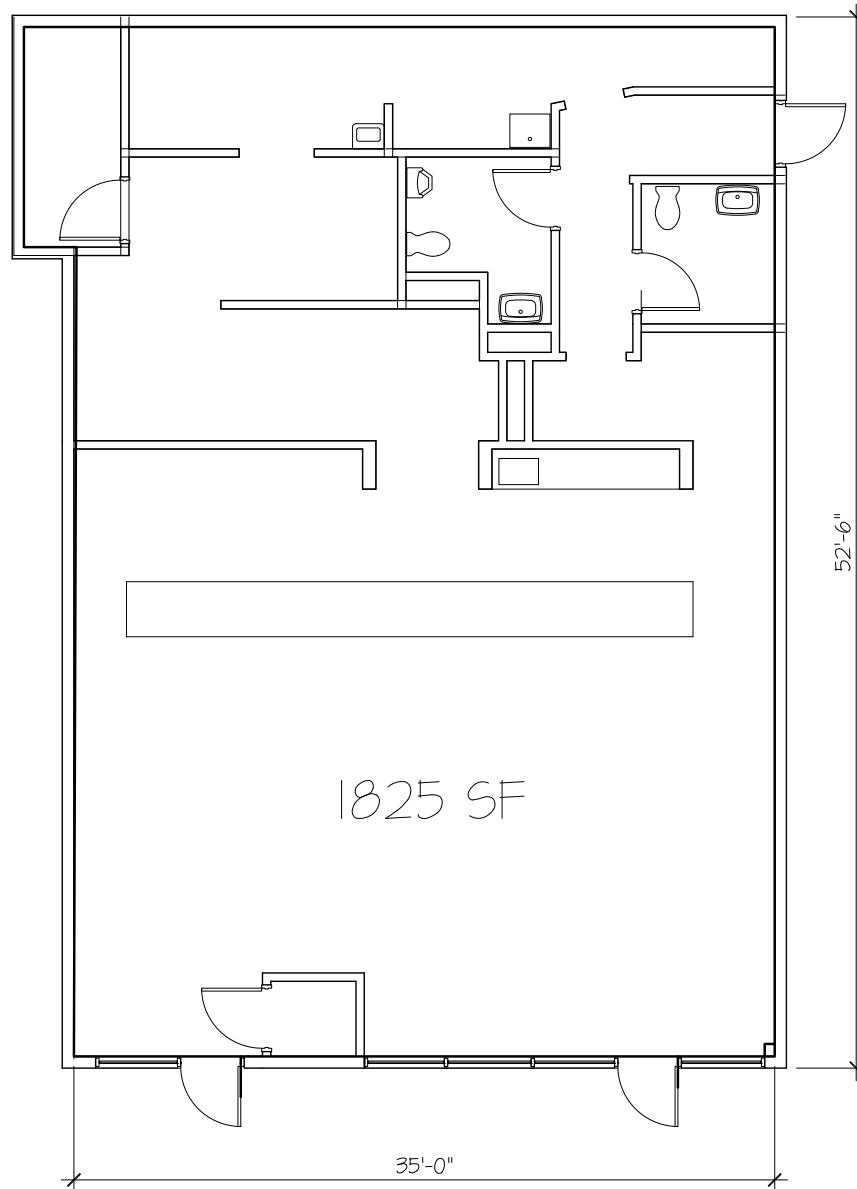
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**CUSHMAN &
WAKEFIELD**

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SUITE 1468 FLOOR PLAN

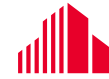


1468 TWIXTOWN ROAD

FOR LEASE

Collins Road Square

1380 - 1470 Twixt Town Rd / Marion, IA



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WAKEFIELD

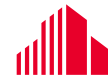
Iowa Commercial Advisors

SUITE PLAN



Collins Road: 26,900 VPD

AERIAL / LOCATION MAP



CUSHMAN & WAKEFIELD

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DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	75,800	132,982	208,519
AVG. HH Income	\$99,392	\$102,170	\$100,945
Total Households	32,641	56,616	87,833